



Draft NCS – Survey Response Analysis -

Sub mission No.	Name / Organisation	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.		Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:	
			Survey Response 1A	Officer Response 1A	Survey Response 1B	Officer Response 1B	Survey Response 1C	Officer Response 1C				
1.0		Garden Residential	<p>Inaccuracy of stated attributes eg width of roads, number of footpaths. Areas unsuited included eg properties between Dalton St and Mt Pleasant Rd..number and size of trees, style of properties, surrounded by BG precinct. Looseness of language</p>	<p>Further advice required to confirm accuracy of area description between Dalton St and Mt Pleasant Drive.</p> <p>The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding Neighbourhood Character.</p> <p>Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.</p>	<p>Language not tight enough, ambiguous,...eg 'encourage', 'natural' materials, 'complement' 'predominantly' Language needs to be stronger and more precise to be able to be transferred into meaningful actionable statements in schedules to zones and ResCode. More specific details need to be given regarding separation between buildings and how to achieve the purpose of separation. Inaccuracies in character attributes in particular style of roads, presence of footpaths and inappropriate property inclusion in southern section of precinct.</p>	<p>Refer to officer response to 1A</p>	<p>Language needs to be made more specific and less ambiguous. 'consistent materials' ?? 'muted colour palette'? 'complement' , 'will' not 'should', 'encourage'? 'complement', 'respond positively to', 'reflect'. The document is full of them. How will their weakness and lack of specificity translate into Schedules to the zones? 'Predominantly'? How will VCAT define it when it comes to a planning application? Where did the Preferred character of 'predominantly' 1-2 storeys come from (It assumes therefore that there will be three storeys or more in eg South Eltham) Many statements are virtually the same for each precinct. Need to be enshrined in schedules to give more weight at VCAT. Cover photo not typical. Urban greening. Front and rear setbacks necessary. Housing strategy..'designated for housing growth'?</p>	<p>See officer response 1A with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as appropriate.</p> <p>VCAT interpret particular words with regard to their ordinary meaning where they are not defined, consistent with the <i>Ministerial Direction for Form and Content of Planning Schemes</i>. The applicable Practitioner’s Guide identifies that terms that are not defined in the planning scheme (and there are specific requirements for what can be defined in the planning schemes and ordinary words generally are not defined) take their ordinary meanings as defined in the Macquarie Dictionary. Therefore ‘consistent’ as defined in the Macquarie Dictionary is <i>‘agreeing or accordant; compatible; not opposed’</i> and ‘compliment’ as defined is <i>‘to complete; form a complement to; suit or go well with; enhance the good qualities of’</i>.</p> <p>With regard to statements in the draft NCS identifying a preferred character of 'predominantly' 1-2 stories, this is typical of any neighbourhood character strategy. For example if the prevailing character of an area is 3 –5 stories, then future controls would require that built form response is consistent with that character and it would be expected that buildings would be between 3 and 5 stories. A height proposed outside that prevailing character would not be consistent with preferred character. It is important that the strategy identify prevailing heights within the character precincts, just as it is important that it identifies other prevailing built form matters e.g. roof forms, setbacks, materiality. The role of the NCS is to describe the existing conditions and to identify if these existing conditions are the prevailing character that should be sought going forward. The NCS contains an analysis on planning scheme requirements that have contributed to the current neighbourhood character outcomes, however descriptions of</p>	Yes - properties between Dalton St and Mt Pleasant Rd	No	<p>Yes: Review NCT Garden Residential NCT between Dalton St and Mt Pleasant Road with regard to precinct attributes.</p> <p>Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.</p> <p>Cover Photo</p>	<p>Agree, this has merit - NCT area between Dalton St & MT Pleasant Road has been reallocated to Bush Residential 1. Area characterised by lots that are heavily vegetated, dwellings are often obscured by planting, lack of formal streetscape infrastructure etc. A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS. NC guidelines are discretionary and not mandatory, therefore must read as "should" and not "must" - no change required. Cover photo updated - heavily vegetated streetscape in Eltham.</p>

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							existing and future conditions do not interpret existing controls, for example the zone may have a mandatory maximum height of 3 storeys or 11 metres which is the case for the General Residential Zone , however the role of the NCS is not to identify the existing control, it is to identify the prevailing characteristic heights. If it was to simply identify the height control – the NCS would identify a maximum height of 3 stories. Instead it is identifying that the characteristic is a mixture of 1 and 2 storey heights, and these contribute to the sense of built form recessing into the tree canopy. The cover photo has been chosen to depict the overall character of Nillumbik’s residential areas where tree canopy and recession of built form into such are the predominant characteristic. It is very difficult to identify one image that effectively captures all characteristics of all residential areas. All imagery could be removed if this is considered a less controversial outcome?					
			Survey Response 2A	Officer Response 2A	Survey Response 2B	Officer Response 2B	Survey Response 2C	Officer Response 2C				
2.0		Rural Residential 1	As I understand, the new proposed Nillumbik Character Strategy seems to respect and retain the values and objectives outlined in the residential design guidelines from 2001. It's crucial the Bush Residential Character Area is supported through the Neighbourhood Character Strategy to retain and indeed now restore its significant high vegetation and canopy trees and Eltham’s strong arts and celebrated unique architectural history. If our trees are replaced with	Taken as a Statement, however notwithstanding State level exemptions within the planning scheme for the removal of vegetation to create defensible space pursuant to Clause 52.1 ² the retention and protection of vegetation is not entirely controlled by the provisions within the planning scheme that implement the NCS. The NCS works in conjunction with other planning scheme requirements and other council policy/strategy that sits outside the	With respect to new dwellings and development, the objectives regarding retaining existing vegetation and planting new indigenous trees is excellent. Importantly, more clear information on bulk of new dwellings and side setbacks to ensure new builds do not impose on neighbours or clash with existing neighbourhood character required.	Built form, including setbacks will be controlled in zone or overlay schedules that will be addressed in the implementation of the NCS. The NCS identifies design guidelines that identify the design responses that meet the identified neighbourhood character objectives for each character area. For example, neighbourhood character objectives for the Bush Residential 1 character precinct include to ensure new development reflects the preferred building form, maintains and enhances view	Definition of modern architecture its too broad. 3 stories is too high even for central Eltham. Bush residential summary too broad - fails to recognise mix of formally landscaped and informal native gardens. Thank you for working to preserve Eltham's valued and unique history and character. The trees, Alistair Knox's legacy and the arts community are worth celebrating and protecting.	Modern Architecture is not defined in the Planning Scheme and would be broken down into its ordinary meaning as with VCAT consideration of terms. Identified at officer survey response to 1C. Also note that ‘modern architecture’ is defined in the draft NCS at page 3, Table 1 – definition of terms as: <i>Modern architecture is a style of building that emphasizes function and a streamlined form over ornamentation. This design aesthetic is a departure from more elaborate and decorated homes like Queen Anne, Victorian, or Gothic Revival styles. Modern architecture usually involves sharp, clean lines.</i> With regard to development located in the Eltham Activity Centre, Plan Melbourne 2017-2050 talks to the increasing population of Melbourne and directs new housing to existing activity centres.	No	No	Yes: Bush Residential character summary – submitters comments formal landscaped and informal native.	From our analysis, we believe this statement best relates to updating the Bush Residential 2 precinct profile (not Bush Residential 1 or Rural Residential). We have amended the bush residential 2 character description, character attributes and preferred character statement accordingly.

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			<p>obtrusive, cheap and badly designed townhouses, we become just another outer suburb. This area's point of difference is an invaluable drawcard and certainly the only reason our family settled here.</p>	<p>planning scheme to protect and retain vegetation. Example, the Significant Landscape Overlay and newly adopted Local Law 52 protect amenity trees on private land.</p> <p>Further priority actions are part of the current Council Plan also that seek to protect and enhance vegetation outcomes including:</p> <p>1. Investigate measures to establish and enhance the urban tree canopy;</p> <p>2. Review Council’s tree management policy and supporting guidelines;</p> <p>3. Investigate measures to protect wildlife across a range of settings, including roadsides.</p>		<p>corridors, views and vistas, and maintains and strengthens spaciousness and bush setting surrounding dwellings. In achieving this some key design responses with regard to siting and setbacks are identified. Subject to adoption of a final NCS, planning scheme controls would be drafted for a specific part of the planning scheme that will provide the most appropriate outcome and with language that would effectively implement those design responses, noting some design outcomes would require discretion and others would require a mandatory response.</p>		<p>Development within Nillumbik’s Major Activity Centres in Eltham and Diamond Creek is guided by the adopted Structure Plans for each which provides strategic justification for updated controls within the planning scheme for each centre, the subject of a separate planning scheme amendment process.</p> <p>Victorian Planning Policy consistent with Plan Melbourne directs W,growth/density to activity centres (to varying capacity) where access to public transport, services and amenity is most optimised. This is turn mitigates minimises development pressure on surrounding residential neighbourhoods. Victorian Planning Policy establishes clearly Major Activity Centres will contain areas of increased height in fulfilling their role as activity centres including more than 3 storeys.</p>				
			Survey Response 3A	Officer Response 3A	Survey Response 3B	Officer Response 3B	Survey Response 3C	Officer Response 3C				
3.0		Garden Residential	This will hopefully be an improvement on what has happened in more recent years, where sites were cleared of all vegetation and hard stand covered the earth. There should be vegetation, permeability, articulated building structures.	Taken as a Statement. The NCS identifies precinct level neighbourhood character objectives and identifies design responses in achieving identified objectives which include such matters as retention of vegetation and built form outcomes.	The intention is good. However, I think that the design guidelines could be more prescriptive in relation to the ratio of vegetation coverage to building and driveways / paths.	See officer response at 1 and 2 above.	I'm unsure why architectural designs can't mimic old architectural styles? I wonder why properties on main roads can't have enhanced privacy fencing?	<p>Architectural designs are often products of their time and affected by many factors including planning controls. Planning does not generally seek to prohibit a style of architecture, but rather requires that a proposed development incorporate design responses that meet neighbourhood character objectives identified for the area.</p> <p>The type of fencing that may be implemented along main roads is not only impacted by the NCS. There may be other planning scheme provisions or overlays that may allow for an alternate outcome. Having said that, generally even when located on a main road the effective neighbourhood character and relevant controls which would include fencing requirements would be applicable.</p>	No	No	No	

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			Survey Response 4A	Officer Response 4A	Survey Response 4B	Officer Response 4B	Survey Response 4C	Officer Response 4C				
4.0		Bush Residential 2	These guidelines are open to interpretation as they say "should" rather than "will" or "must" This will make it easier to regulate and prevent loopholes.	The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding Neighbourhood Character . Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.	These guidelines are open to interpretation as they say "should" rather than "will" or "must" This will make it easier to regulate and prevent loopholes.	The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding Neighbourhood Character . Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.	Nil response	N/a	No	No	Yes as per survey submission 1 - language	A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS. NC guidelines are discretionary and not mandatory, therefore must read as "should" and not "must" - no change required.
			Survey Response 5A	Officer Response 5A	Survey Response 5B	Officer Response 5B	Survey Response 5C	Officer Response 5C				
5.0		Bush Residential 2	The guideline statements need to say "will" or "must" rather than "should"	The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding	These objectives all say "should" which is too vague and loose, they are open to interpretation. They need to be changed to "must" or "will" so they are more clearly defined guidelines.	The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding Neighbourhood Character .	The use of building with natural or sustainable products such as mud brick or recycled bricks should be encouraged, possibly through rebate etc	State policy within all Victorian Planning Schemes at Clause 15.01-2S Building design identifies among other matters the strategy to improve the energy performance of buildings through siting and design measures including use of low embodied energy materials. In support of this State policy directive, local policy content at Clause 15.01-2L-01 identifies among other matters the requirement to encourage the use of alternative building materials such as mud-brick and rammed earth construction. The State is also currently working on an Environmental Sustainable Design Policy that will likely include increase sustainability requirements within the Rescode standards.	No	No	Yes as per survey submission 1 - language	A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS. NC guidelines are discretionary and not mandatory, therefore must read as "should" and not "must" - no change required.

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				Neighbourhood Character. Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.		Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.		Rebates are a matter for council’s consideration in implementing already embedded state and local planning policy as identified above.				
			Survey Response 6A	Officer Response 6A	Survey Response 6B	Officer Response 6B	Survey Response 6C	Officer Response 6C				
6.0		Bush Residential 2	I do not think it is a good idea for the NCA to change mid way along a street. This will only encourage 'creep' of the more developed characteristics encroaching on the area of less developed characteristics.	Glen Park Road is quite a long road, stretching away from an area dominated by community infrastructure surrounded by Bush Residential 2 areas. The proposed change in area has been carefully mapped.. However further advice will be sought to ensure this Neighbourhood Character Type (NCT) is appropriate.	I am not satisfied with one particular aspect of the objectives, namely that it is 'characterised by predominantly 1-2 storey dwellings'. I am unaware of any dwellings in this area which are more than 1-2 storeys. Therefore, it is not just 'predominantly' characterised by 1-2 storey dwellings, it is limited to 1-2 storey dwellings. It would not be appropriate for dwellings to have more than 2 storeys and for this to remain the case must be made clear in the objectives. I am not satisfied with the design guidelines because I do not believe that they are worded strongly enough to ensure the preferred character statement and objectives are met. Every mention of 'should' needs to be replaced with 'will' or 'must'.	Refer to officer response to submitter 1C above for discussion around identified prevailing heights as part of neighbourhood character context.	The lack of strong wording to ensure objectives are met is apparent throughout the draft strategy, not just in the area where I live. Language such as 'can' and 'should' throughout must be strengthen to 'will' or 'must'.	The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding Neighbourhood Character. Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.	Yes – Glen Park Road	No	Yes. review NCT Bush Residential 2 for [REDACTED] Glen Park Road Eltham North and surrounds including Lower Road as per submission 13 Yes as per survey submission 1 - language	Reviewed Glen Park Road, no change required. The following area reflects the identified bush residential 2 characteristics. This area features predominantly post-war and modern dwellings in bushy settings, more formally landscaped gardens, sealed roads etc. Discussion has been added (7.1), relating to dwelling heights and Neighbourhood Character - explicitly outlining what NCS can and can't do. NC guidelines are discretionary and not mandatory, therefore must read as "should" and not "must" - no change required.
			Survey Response 7A	Officer Response 7A	Survey Response 7B	Officer Response 7B	Survey Response 7C	Officer Response 7C				

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7.0		Bush Residential 2	properties should require significant corridors of native planting to allow for mature trees and open space between properties and homes. Subdivision of blocks should not be allowed, to make land smaller than 900sm and only one dwelling per block. this allows for sufficient planting and open space between homes and allows each homeowner to enjoy the privacy and vista of trees around them without looking out onto their neighbours. It means homes can have backyards and front yards with significant vegetation.	The preferred Character Statement describes Bush Residential 2 as having 'large indigenous and native canopy trees and understorey planning in the public and private realm' as well as noting new developments positively responding to low scale, consistent and simple buildings forms. p.67 Draft Nillumbik Neighbourhood Character Strategy (August, 2022) The draft NCS also identifies with regard to Bush Residential 2 in design responses at page 68 (among other matters), that <i>buildings should not penetrate the native and/or indigenous tree canopy, where a canopy is present, buildings should be set back a minimum of 4m from one side boundary to enable the planting of indigenous and native trees and understorey planting, • If more than one dwelling is proposed, provide sufficient separation between each dwelling to allow for the planting of medium indigenous/native trees and understorey vegetation, buildings should be sited to take into account the sharing of views corridors to the Diamond Creek, the Watsons Creek, the Yarra River, elevated</i>	I think that the guideline are a little loose and appear more as recommendations rather than what is required. I think there should be more information on the size of lots to ensure that there is substantial space between dwellings. These guidelines do go far enough to protect the privacy, open space and tree canopy and vegetation that homes currently enjoy. Those that have currently paid a premium to buy into this area and who have paid rates for a significant number of years should have the value and quality of their homes and lifestyle preserved.	The NCS is a strategic document that provides strategic support/evidence to support future planning scheme controls such as Zone and Overlay schedules. Language selection in preparation of planning scheme ordinance must be consistent with requirements of the 'Practitioners Guide - Appendix 1' and Planning Practice Note 43 - Understanding Neighbourhood Character . Further investigation needs to be made as to areas of draft NCS where language could be more specific e.g. use of must where discretion may not be appropriate.	The protection of our neighbourhood character should be very clear and enforceable in particular to deter overdevelopment of Eltham. It's important that homes and land cannot be overdeveloped, and that homes are nestled into then natural environment, that the buildings do not become the dominant feature of the landscape. We also need to ensure development is keep to no more density that we currently have to ensure the safe evacuation of all residents in case of an emergency such as fire. At the current rate of population and the road infrastructure I believe it would be very difficult to evacuate all residents of Eltham in an emergency. We need to ensure that there is not an increase in homes and residents which would only exacerbate the problem.	See officer response to 7A noting the draft NCS identifies preferred character statements and objectives with supporting design responses. These would be articulated into planning scheme ordinance. Much of Nillumbik Shire is located in the Bushfire Prone Area mapping, and significant areas are also covered by the Bushfire Management Overlay (BMO). State policy with regard to bushfire planning is located at Clause 13.02. Council provides critical information and services to assist the community with regard to bushfire preparedness . The role of the draft NCS is not identify subdivision size, rather it is to identify the key characteristics of an area and objectives and relevant design responses that would preserve or enhance identified preferred character. As noted in response to 7A, a Housing Strategy has regard to the Neighbourhood Character Strategy and identified neighbourhood characteristics where identifying areas of future growth.	No	No	Yes as per survey submission 1 - language	A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.
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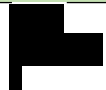
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				<i>ridgelines, vegetated areas and canopy trees, retain existing indigenous and native canopy trees and understorey vegetation and replant wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed, prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species as identified in the Nillumbik Live Local Plant Local Guide, provide large indigenous and native canopy trees occurring at a density of one to every 100m2 across the site, the site area covered by buildings should not exceed 40 per cent, provide at least 40% of the site as permeable surface. Mandatory minimum subdivision controls, as per ‘PPN59 – The role of mandatory provisions in planning schemes’, are guided to zone and overlay schedules that are addressed as part of a Housing Strategy which has regard to the Neighbourhood Character Strategy and identified neighbourhood character outcomes.</i>								
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			Survey Response 8A	Officer Response 8A	Survey Response 8B	Officer Response 8B	Survey Response 8C	Officer Response 8C				
8.0		Bush Residential 2	It's not a perfect description . States the area is predominately 1 and 2 storey buildings. Where are the 3 storey buildings? I have seen only one. When you talk of setbacks you should talk of front, side and rear setbacks. Very little front fencing exists. Front fencing should not be allowed. It discourages neighbourly interaction. If front fences have to be allowed they should be set back 2 meters from the front boundary. In the Public Realm you fail to mention that underground power lines are common. This is to be encouraged as it allows for mature canopy trees. Garages and carports should always be located behind the line of the front dwelling facade and never in the front setback. Building height and form... new buildings should never be set on ridge lines. The only thing on a ridge line should be tree canopy.	<p>With regard to heights refer to officer response to submission 1C.</p> <p>The Bush Residential 2 character area is supported by specific objectives and design responses that require consideration of setbacks. With regard to fencing, the design response identifies that <i>fencing should be set back from the front site boundary to allow for landscaping in front of the fence</i> and that <i>a front fence within 3 metres of a street should provide no or a low, open style up to 1.2m in height.</i> Power lines are not mentioned in the Draft Nillumbik Shire Neighbourhood Character Strategy (August,2022) Such infrastructure is not mandated by Council, these are the responsibility of utility providers as mandated by the State government. With regard to garages and carports the current draft of the NCS at page 68 for the Bush Residential 2 NCT states: <i>Locate garages and carports behind the line of the front dwelling façade, ensuring that they are integrated with the design of the dwelling.</i></p>	See previous box.	n/a	<p>Page 52 .The purpose should be to protect and enhance the current neighbourhood character, not to dilute it to accommodate any future increased housing growth or density.</p> <p>The Design Guidelines need to be incorporated into the Zones Schedule that vary Rescode, to protect vegetation view lines and limit subdivision.</p>	<p>Page 52 outlines what is the preferred neighbourhood character and the applicable Planning Practice Note 90 that guides preparation of NCS's. There is no commentary with regard to diluting existing neighbourhood character, rather a statement that notes (as per the Practice Note) that preferred neighbourhood character statements are <i>'forward looking' so that if an area is identified for increased housing growth, the growth should not be undermined by neighbourhood character policies that seek to maintain existing character.</i></p> <p>The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character.</p> <p>Provisions within the planning scheme to implement neighbourhood character objectives will likely be a mix of both discretionary and mandatory requirements to optimise character outcomes. For example, mandatory controls are better suited to zone schedules where a required variation to Rescode will be the applicable standard that must be met.</p> <p>Notably the Rescode standards are set by the State government, however as noted above, Council may seek through implementation of the NCS to vary those standards in the schedules to the zones (there are rules as to the extent this is allowed however).</p> <p>The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.</p>	No	No	No	

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				And: Buildings should not penetrate the native and/or indigenous tree canopy, where a canopy is present. And: New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline. And: Buildings should be sited to take into account the sharing of views corridors to the Diamond Creek, the Watsons Creek, the Yarra River, elevated ridgelines, vegetated areas and canopy trees.								
			Survey Response 9A	Officer Response 9A	Survey Response 9B	Officer Response 9B	Survey Response 9C	Officer Response 9C				
9.0		Bush Residential 2	I am concerned that the new guidelines will allow buildings of more than 2 storeys. This would severely impact the character of this area.	Refer to officer response to submitter 1C above for discussion around identified prevailing heights as part of neighbourhood character context.	Guidelines need to be more precise and protection of existing trees must be assured, not just recommended.	See officer response at 1 above with regard to the role of the NCS and future planning scheme ordinance.	As a 30+ year resident of this area and street, I am very concerned to see its low rise and green character maintained. It is a small, narrow street which would be ruined by over development. Traffic, because of the school is already a problem. Higher density housing would make this worse.	The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.	No	No	Yes as per survey submission 1 - language	Discussion has been added (7.1), relating to dwelling heights and Neighbourhood Character - explicitly outlining what NCS can and can't do. A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.
			Survey Response 10A	Officer Response 10A	Survey Response 10B	Officer Response 10B	Survey Response 10C	Officer Response 10C				

Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.	Q.11 - Other feedback about the draft Neighbourhood Character Strategy?	Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:
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10.0		Bush Residential 2	I think it is the appropriate neighbourhood character area for this part of Eltham	Taken as a statement.	<p>I think there should be a statement in the "Objectives" to more strongly reinforce the spacing between dwellings as outlined in Objective 4 to prevent higher density developments in the zone i.e. multi-dwelling developments in existing building blocks that have one dwelling. We also need to maintain and further develop the existing tree canopy. For example, I would suggest in the design guidelines that subdivision of existing blocks for multi-dwelling developments must each have a minimum area of 500 square metres before a planning application for multiple dwellings on an existing block with a single dwelling would be considered. Alternatively, state a minimum separation distance e.g. 20 metres between dwellings to allow for planting of multiple medium indigenous/native trees as listed under "Siting & Setbacks". I like the idea of a large indigenous/native tree for every 100m2, possibly even less area e.g. 1 tree/80m2. we really need to maintain and improve the existing tree canopy. That is, we need more definitive and clear rule statements to avoid higher density development that is totally inappropriate for this zone. I think there must be</p>	<p>See officer response at 1B and 2B above with regard to the role of the NCS and future planning scheme ordinance.</p> <p>The Design Guidelines stipulate that Buildings <i>should be set back a minimum of 4m from one side boundary and also provides guidance on spacing for indigenous canopy tree planting and the sharing of views.</i></p> <p>The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.</p>	<p>From my perspective, I'm generally happy with what has been prepared to date and appreciate the opportunity to express my concerns. I just hope that all of the residents' concerns and suggestions are incorporated into the next phase of the process.</p>	<p>A Planning and Consultation Committee (PCC) meeting is programmed for 14th February where submitters will be invited to speak to their submissions. Subject to the PCC of the 14th February, officers will bring recommendations to the March Council briefing. These recommendations will include a detailed analysis of submission responses including commentary from officers including the Project Working Group. This briefing will identify recommended matters for review to consultants with regard to changes to the draft NCS and its next iteration.</p> <p>Officers will then provide the recommended changes including any feedback from the March Council briefing from Councillors to consultants to consider and make the recommended changes, with officers bringing the updated draft to the May Council briefing. Officers will subsequently seek approval to put the draft out for a third round of engagement (close the loop) at the June Council meeting.</p>	No	No	<p>Ethos to provide advice re effectiveness of design guidelines in providing canopy trees in meeting objectives for the NCT Bush Residential 2</p> <p>Yes as per survey submission 1 - language</p>	<p>Guidelines pertaining to gardens and landscaping and siting and setbacks have been amended within all precinct profiles, tightening recommendations in regard to species and canopy trees. Glossary defines canopy and amenity tree. Discussion added in key issues and threats (Section 4.3), outlining role of landscaping in front v side setbacks. A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.</p>
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Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.		Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:
					more definitive statements of for the design guidelines, some of them are too open for interpretation in disputes. The word "should" must be replaced by "will" or "must" in all statements to reinforce and support of the proposed guidelines						
			Survey Response 11A	Officer Response 11A	Survey Response 11B	Officer Response 11B	Survey Response 11C	Officer Response 11C			

Draft NCS – Survey Response Analysis -

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11.0	█	Garden Court 2	I think the description matches the address.	Taken as a Statement.	I'm generally satisfied, but I do think the objectives and the decision guidelines need to have more teeth and be clearer (more specific about tree ratios particularly). When you consider what the current neighbourhood character profiles require, I think what is proposed now is a bit watered down. What is proposed needs to be robust, clear and be able to be used in statutory planning decision making to ensure the character of neighbourhoods is retained and protected into the future. The outcomes also need to be achievable - some precincts seek for 4 metre setbacks for canopy trees. This is not sufficient space for a large canopy tree to grow. These things among others need to be considered carefully if this is going to be implemented into the Planning Scheme and used when assessing planning applications.	See officer response 1 with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as appropriate. Refer setback vegetation query to Ethos.	Nil response	N/a	No	No	Yes, is the proposed setback satisfactory for indigenous canopy tree planting and role of that vegetation – e.g. substantial tree in front setback, vs smaller species canopy tree in side setback? Yes as per survey submission 1 - language Guidelines pertaining to gardens and landscaping and siting and setbacks have been amended within all precinct profiles, tightening recommendations in regard to species and canopy trees. Glossary defines canopy and amenity tree. Discussion added in key issues and threats (Section 4.3), outlining role of landscaping in front v side setbacks. A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.	
			Survey Response 12A	Officer Response 12A	Survey Response 12B	Officer Response 12B	Survey Response 12C	Officer Response 12C				
12.0	█	Garden Residential	Generally reflects the preferred characteristics of the local area. However the reference to 'presence of paved footpaths on either side of the street' is not correct as there are various instances where only one footpath is	Refer to Ethos to review NCT character description noting the description identifies paved footpaths on both sides of the street, however public realm attributes do not identify footpath typology.	I am not comfortable with the following draft objective: 'reflects the preferred built form, characterised by predominately 1-2 storey dwellings with a mixture of architectural styles that utilise natural materials and simple building forms.' I don't support preferred built form	Refer to officer response to submitter 1C above for discussion around identified prevailing heights as part of neighbourhood character context. Refer to Ethos for appropriateness of side setback in design guidelines.	I consider it is important that the Preferred Character Statement and Neighbourhood Character Objectives are given the necessary statutory weight within the overall planning process to be able to stand up in any VCAT challenges. It is therefore imperative Council undertake whatever changes are required to schedules and zones to ensure necessary variations to ResCode requirements, so it is	With regard to language in the draft NCS, see officer response at 1 above with regard to the role of the NCS and future planning scheme ordinance and VCAT interpretation.	Yes	No	Yes – Review ‘presence of paved footpaths on either side of the street’ in NCT description and attributes; Amended the garden residential character description and character attributes accordingly.	

Draft NCS – Survey Response Analysis -

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			provided and there are some sections of some streets where no footpath is available.		being predominately 1- 2 story dwellings.....how is the word 'predominately' to be interpreted, which could enable higher multi level residential buildings to be constructed. This is not my preferred built form of low scale dwellings and this description does not support or fit with the description in the draft preferred Character Statement of: 'Built form reflects the low scale dwellings, using simple building forms with neutral building materials sympathetic to the existing weatherboard and brick dwellings.' Again the Design Guidelines (Building height and form) encourages acceptance of and development of 1-2 storeys buildings, which does not conform with the draft preferred Character Statement of: 'Built form reflects the low scale dwellings'. I support that buildings 'should be designed to follow the topography of the land', which then encourages the use low scale dwellings. Under Sitings and setbacks I consider the suggested minimum setbacks from side boundaries should be larger.		clear what is required that will not be varied. Accordingly I support the statement on page 52 of the Draft Strategy that: Design guidelines that are to be translated into a zone schedule, to vary ResCode standards, should be enhanced by including specific details of the schedule changes (i.e. permeability, site coverage, front and side setbacks).			Proposed side setback adequacy for NCT.		
			Survey Response 13A	Officer Response 13A	Survey Response 13B	Officer Response 13B	Survey Response 13C	Officer Response 13C				

Draft NCS – Survey Response Analysis -

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13.0		Bush Residential 2	All of Glen Park and Lower Rds should be in Bush Residential 1. The views across the valley and down to the creek need to be protected as they are prominent here.The tree canopy is prevalent as are bushy gardens. Dwellings generally are not imposing on the landscape.The boundary is at my fence. I have a large number of canopy eucalypts and a bushy garden. On what basis was this arbitrary boundary created?	The draft NCS design guidelines at page 68 identify: <i>Buildings should be sited to take into account the sharing of views corridors to the Diamond Creek, the Watsons Creek, the Yarra River, elevated ridgelines, vegetated areas and canopy trees</i> , and <i>Buildings should not penetrate the native and/or indigenous tree canopy, where a canopy is present</i> , and <i>New buildings at or near ridgelines should be designed and sited below the height of trees along the ridgeline</i> . Refer to Ethos review/response identified NCT.	The language used is not tight or prescriptive enough. Preferred, predominantly, positively respond, complement are open to interpretation. Setbacks need to be stated. Backyard amenity is just as important as front streetscape. Does complement 1-2 storey mean that a higher dwelling would be considered appropriate? What does offset planting mean if a tree is removed? Replant where possible indicates that it would be ok not to replant. The word “should “needs to be replaced with “will”. This makes the guidelines much tighter. If a tree canopy is not present what measures will be Taken as a Statement. to ensure the building is not intrusive.	Refer to officer response to submitter 1 above for discussion around identified prevailing heights as part of neighbourhood character context. See officer response 1 with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as appropriate. Note that setback distances are stipulated on p.68 of the Draft Nillumbik Shire Neighbourhood Character Strategy (August,2022) under 'Design Guidelines - Bush Residential 2'.	Throughout the document the language used needs to be tighter so that it has more clarity and weight. If an area is designated for housing growth then that growth must be in accordance with the existing character not change it. Future character does not meet the residents’ expectations of their already stated preferred existing character. The threats discussed in the document are real. Previous survey results the document quotes state the importance residents place on vegetation, topography, setbacks and views. The document must strengthen policies which relate to reducing bulk and size of buildings, increasing setbacks on all boundaries to allow for meaningful planting and screening, strengthen policies which enforce vegetation retention and restrict subdivisions. The link between climate change and vegetation must be heeded.	See officer response 1 with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as appropriate, and 1C for VCAT interpretation. The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such. Council’s adopted Climate Action Plan (2022) was reviewed in preparation of the draft NCS as acknowledged on page 28 of the draft NCS. Climate change is identified within the draft NCS at pages 28 and 20 (with regard to community values and expectations that mitigation and adaptation will be required). With regard to climate change as related to ESD outcomes for dwellings refer to officer survey response at 47B.	Yes – NCT Glen Park and Lower Roads	No	Yes – review NCT Bush Residential 2 for Glen Park Road Eltham North and surrounds including Lower Road Yes as per survey submission 1 - language	Reviewed Glen Park Road and Lower Road, no change required - attributes which differentiate bush residential 1 & 2. The character of these streetscapes predominantly reflects BR2 characteristics; predominantly post-war and modern dwellings in a bushy setting, more formally landscaped gardens, sealed roads etc Discussion added in key issues and threats (Section 4.3), outlining role of landscaping in front v side setbacks. Discussion added in 4.10, discussing the interrelationship between NCS, climate change and ESD. A section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.
			Survey Response 14A	Officer Response 14A	Survey Response 14B	Officer Response 14B	Survey Response 14C	Officer Response 14C				
14.0		Bush Residential 2	I am at a loss as to why we are in Bush Residential 2 area and not Bush Residential 1 as Withers Way which is one street away is Bush Residential 1.	Refer to Ethos review/response identified NCT.	I'm very concerned about the lack of definitive guidelines in the objectives listed. For example "to ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings".	Refer to officer response to submitter 1 above for discussion around identified prevailing heights as part of neighbourhood character context. See officer response 1 with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as	I am concerned that my area has not been zoned as it should have been as listed above. I also am tremendously concerned about the neighbourhood character objectives that say 'new developments reflect the preferred built form, characterised by predominantly 1-2 storey dwellings. I think this should be more precise and say ONLY 1-2 storeys, so that future development can only be too this height. The wording is not strong enough to protect the environmental look and feel of	Refer to officer response to submitter 1 above for discussion around identified prevailing heights as part of neighbourhood character context. See officer response 1 with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as appropriate, and 1C for VCAT interpretation.	Yes – Withers Way	No	Yes – review NCT Bush Residential 2 for Cromwell Street Eltham and surrounds. Yes as per survey submission 1 - language	Reviewed Cromwell Road, Withers Way and Susan St no change required - attributes which differentiate bush residential 1 & 2. The character of these streetscapes predominantly reflects BR2 characteristics; predominantly post-war and modern dwellings in a bushy setting, more formally landscaped gardens, sealed roads etc Discussion has been added (7.1), relating to dwelling heights and Neighbourhood Character - explicitly outlining what NCS can and can't do.

Draft NCS – Survey Response Analysis -

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					appropriate, and 1C for VCAT interpretation.	our area and needs to be reworded to reflect this. I also feel where you refer to building materials for this area you list predominantly brick or render and other contemporary materials, but again this is not precise enough to keep the environmental earthy feel that Eltham is renowned for in relation to colours and also incorporating more rustic materials such as stone and timber. Unfortunately our street has seen some hideous inappropriate development that shows what occurs when guidelines are not given clearly and adhered to. I think you need to be more precise so we retain the look that makes Nillumbik (Eltham) so unique and special. After all, that is what we are renowned for and why most of us chose to live here.				A section has been added the Strategy (8.1)- addresses the role/limitations of language in the NCS.	
			Survey Response 15A	Officer Response 15A	Survey Response 15B	Officer Response 15B	Survey Response 15C	Officer Response 15C			
15.0		Bush Residential 2	Might be too little too late as this area is rapidly being subdivided with loss of tree cover. Townhouse developments along Karingal Drive very unsympathetic and already there.	Taken as a Statement.	Query desire for only pitched roofs. Surely more leeway is needed if innovative design is to be desired. Please no more McMansions here.	The term 'should' is used in the BR2 Design Guidelines, p.68 of the Draft Nillumbik Shire Neighbourhood Character Strategy (August,2022) meaning that the design response is generally seeking forms with prominent eaves however there may be exceptions. See officer response at 1 above with regard to the role of the NCS and future planning scheme ordinance and VCAT interpretation, noting that roof forms are likely to be discretionary controls in the planning scheme where alternate designs may meet the design objectives.	Nil response	N/a	No	No	No

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			Survey Response 16A	Officer Response 16A	Survey Response 16B	Officer Response 16B	Survey Response 16C	Officer Response 16C				
16.0		Garden Court 2	The gardens in this area are poorly maintained and very little native vegetation. Conifers and pines should be replaced with natives to better cater for native fauna.	<p>The Draft Nillumbik Shire Neighbourhood Character Strategy (August,2022) at page 80 identifies a character description for Garden Court 2 including the attribute of <i>medium to high levels of vegetation, mix of formal and informal gardens with native and non-native species</i>. An objective for this neighbourhood character area (objective 2) is to <i>maintain and strengthen the bushy garden setting of the precinct by providing spacious front and side setbacks to allow for private landscaping and mix of indigenous and native canopy trees</i>.</p> <p>Where a tree (exotic such as a conifer or native/indigenous) is proposed to be removed (where requiring a permit), or where new development is proposed, the above objective as articulated into the planning scheme ordinance would require an indigenous or native tree to be planted.</p> <p>Without a permit trigger, Council could</p>	The home are very large and some landscaping has not even been completed in the area of newer builds. A transitions to predominately indigenous trees and plants to better cater for native fauna should occur. Council shld plant natives on nature strips	Key Priority Actions in the current Council Plan will work in concert with NCS to result in key vegetation protection measures on roadsides / footpaths / nature strips including: 1. Investigate measures to establish and enhance the urban tree canopy; 2. Review Council's tree management policy and supporting guidelines; 3. Investigate measures to protect wildlife across a range of settings, including roadsides.	The homes are very large and some landscaping has not even been completed in the case of newer builds. A transition to predominately indigenous trees and plants should occur here to better cater for native fauna a link nature corridors better. Council shld plant natives on nature strips	Key Priority Actions in the current Council Plan will work in concert with NCS to result in key vegetation protection measures on roadsides / footpaths / nature strips including: 1. Investigate measures to establish and enhance the urban tree canopy; 2. Review Council's tree management policy and supporting guidelines; 3. Investigate measures to protect wildlife across a range of settings, including roadsides.	No	No	No	

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				not compel land owners to remove existing exotic vegetation/trees.								
			Survey Response 17A	Officer Response 17A	Survey Response 17B	Officer Response 17B	Survey Response 17C	Officer Response 17C				
17.0		Bush Residential 1	We just bought in the area because of the large indigenous trees and the views out to kangaroo ground area. We hope that the area retains these characteristics and that residents are held accountable for maintaining native planting and replacing plants	Taken as a Statement.	I’m unsure if it has changed much. I really want to make sure that higher density development and subdivisions consider this carefully.	The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.	Nil response	N/a	No	No	No	
			Survey Response 18A	Officer Response 18A	Survey Response 18B	Officer Response 18B	Survey Response 18C	Officer Response 18C				
18.0		Bush Residential 2	I think it accurately reflects our neighbourhood character. A balance needs to be struck between subdivision of existing large blocks, which should be allowed within reason to help with housing shortages, and retaining neighbourhood character	Taken as a Statement, noting the purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any	Please see answer above	N/a.	We moved to this part of eltham for the neighbourhood character described in the report. However, I’m also conscious that the large bush blocks lend themselves to sensitive subdivision, which I think is appropriate given the well publicised shortage of housing stock	Taken as a Statement, noting the purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such	No	No	No	

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				change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.								
			Survey Response 19A	Officer Response 19A	Survey Response 19B	Officer Response 19B	Survey Response 19C	Officer Response 19C				
19.0		Bush Residential 1	This description and approach adequately captures the feel of the area. Such an approach earlier might have modified some of the newer buildings in the area that do not belong.	Taken as a Statement.	If they can be enforced, this will help in our area, however I have lack of adherence to landscaping intentions widly across Nillumbik.	Taken as a Statement.	Nil response	N/a	No	No	No	
			Survey Response 20A	Officer Response 20A	Survey Response 20B	Officer Response 20B	Survey Response 20C	Officer Response 20C				
20.0		Bush Residential 2	This sounds like an accurate representation of this beautiful neighbourhood	Taken as a Statement.	I feel that with these guidelines in place, the unique character of Eltham North can be upheld, and importantly, our beautiful bush setting can remain, which benefits not only us as residents, but the environment more broadly, and its creatures.	Taken as a Statement.	Nil response	N/a	No	No	No	
			Survey Response 21A	Officer Response 21A	Survey Response 21B	Officer Response 21B	Survey Response 21C	Officer Response 21C				

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21.0		Bush Residential 2	I fully agree with the descriptions supplied. Retention of existing character in this area is essential - this should ensure that any new development does not exceed a 2 storey limit.	Taken as a Statement.	Preferred Character Statement must be stronger. Saying that "New development positively responds to the predominantly low scale" should simply say that any new development must be restricted to 2 storeys.	Refer to officer response to submitter 1 above for discussion around identified prevailing heights as part of neighbourhood character conext.	Preferred Character Statement and Objectives must be stronger. Saying that "New development positively responds to the predominantly low scale" should simply say that any new development must be restricted to 2 storeys. Also, there are also MANY streets with no footpaths in this area; long may this remain! Character Elements / Building Height should say "New development MUST complement the 1-2 storey building height". All other BR2 wording is good. More generally on the overall strategy : the strength and weight of Neighbourhood Character must be included in Rescode by focusing these characteristics within, say, an SLO.	See officer response to survey submission 1 above with regard to the role of the NCS and future planning scheme ordinance and VCAT interpretation, noting that roof forms are likely to be discretionary controls in the planning scheme where alternate designs may meet the design objectives.	No	No	Yes – refer to survey submission 1 – language.	Discussion has been added (7.1), relating to dwelling heights and Neighbourhood Character - explicitly outlining what NCS can and can't do. Section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.
			Survey Response 22A	Officer Response 22A	Survey Response 22B	Officer Response 22B	Survey Response 22C	Officer Response 22C				
22.0		Bush Residential 1	I oppose development in Eltham anywhere really, the criteria of Bush Residential 1 are ideal for many areas of Eltham.	Taken as a Statement.	I wish the notification of tree removal was notified via a council app in real time for a specified distance range so that locals can give considered feedback	Formal third party notification is required for a planning permit application as identified in the <i>Planning and Environment Act 1987 (the Act)</i> . Depending on the planning permit trigger, applications are advertised and available for third party review within the statutory timeframes as required by the Act. An exception would be VicSmart applications which do not require advertising.	Nil response	N/a	No	No	No	
			Survey Response 23A	Officer Response 23A	Survey Response 23B	Officer Response 23B	Survey Response 23C	Officer Response 23C				

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23.0		Garden Residential	I believe my property and surrounding properties should be reclassified under Bush Residential 2. I will foward a separate submission with a map and photos.	Reconcile with separate written submission received and refer to Ethos for review of NCT.	I believe Bush Residential 2 is a more accurate descrition of neighbourhood character around my property. Concerned that splitting streets into different areas will impact streetscapes e.g. Sheffield Street	Reconcile with separate written submission received and refer to Ethos for review of NCT	Concerned that the phase "predominantly" 1-2 storey dwellings (point 1 in Neighbourhood Character Objectives) implies that other than 1-2 storey dwellings exist. This ambiguity may be exploited by developers.	Refer to officer response to submitter 1C above for discussion around identified prevailing heights as part of neighbourhood character context.	Yes	No	Yes – review NCT Garden Residential for Helene Street Eltham and surrounds	Agree this has merit - NCT area between Park west road and Grove street (which encompasses Helene St), has been reallocated to Bush Residential 2. The area features predominantly post-war and modern dwellings in a bushy setting, more formally landscaped gardens, sealed roads etc
			Survey Response 24A	Officer Response 24A	Survey Response 24B	Officer Response 24B	Survey Response 24C	Officer Response 24C				
24.0		Bush Residential 2	I want to ensure that unnecessary subdivision is avoided. Ensuring that the medium density goal is maintained.	The role of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.	Nil response	n/a	Nil response	N/a	No	No	No	
			Survey Response 25A	Officer Response 25A	Survey Response 25B	Officer Response 25B	Survey Response 25C	Officer Response 25C				

Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.		Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:	
25.0		Bush Residential 1	I would like it to remain less developed and vegetated.	Taken as a Statement.	The notion of building to allow for tall trees seems unusual given the fire dangers of our area. I think it’s great to keep paving and driveways to a minimum	Taken as a Statement.	I think it could be time for our street to be paved, reducing costs of repair and grading to the council. It often seems that Nth Warrandyte is neglected by Nillumbik council. Virtually no facilities or services are provided directly in the area. I would like to see a twice annual green waste collection to assist with fire fuel reduction (always to a minimum) Of what significance is the gender identity of residents? If all are equal and the be treated as such then it doesn’t matter.	Taken as a Statement, out of scope of NCS. Noting that with regard to sealing of roads in the Shire, this is carried out via a Special Charge Scheme, with the associated costs funded by the adjoining residents. A copy of Councils Policy and Guidelines for Special Charge Schemes is available at: https://www.nillumbik.vic.gov.au/Planning-and-building/Special-Charge-Scheme . In order to commence the investigation process for a special charge scheme, Council requires a petition signed by the majority of adjoining property owners. Council capture relevant demographic data in ensuring that the opinions of the whole community are being obtained consistent with Council’s adopted Gender Equality Plan 2022-2025 and Council’s Community Engagement Policy 2021 .	No	No	No	
			Survey Response 26A	Officer Response 26A	Survey Response 26B	Officer Response 26B	Survey Response 26C	Officer Response 26C				
26.0		Bush Residential 2	Happy there are objectives to limit high density developments and to keep bush character	Taken as a Statement.	As this is a bush area I'm satisfied with the keeping of the bush character	Taken as a Statement.	Nil response	N/a	No	No	No	
			Survey Response 27A	Officer Response 27A	Survey Response 27B	Officer Response 27B	Survey Response 27C	Officer Response 27C				

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27.0		Bush Residential 2	Woodridge subdivision area has covenants that required predominantly brick dwelling and no front fence. This is ignored, and Woodridge area is lumped in with eastern Eltham township - disregarding Woodridge's distinctive bush garden character	Where a covenant exists on title its requirements override any provision of the planning scheme whether related to neighbourhood character or any other planning provision. A planning application cannot be accepted where it seeks to vary the requirements of a covenant. Proposed NCT to be reviewed with regard to covenant requirements.	The former Bush Garden character assigned to this area under SLO3 had permit height limits of 7.5m that should be retained. Woodridge subdivision area has covenants of predominant brick dwelling and no front fence which is ignored.	The implementation of the NCS will address associated Zone and Overlay Schedules. The SLO3 control relating to a building height of 7.5m is not a 'mandatory maximum height', it is a permit trigger. Therefore, buildings may be permitted over 7.5m in height, however they will require a planning permit and must meet any other zone or overlay requirements. Having said this, the draft NCS does not propose heights above 2 storeys and contains objectives that require buildings recess under the tree canopy line – hence the current requirement in the SLO for 7.5m which will likely be replicated in preparation of new planning scheme ordinance to implement the final version of the NCS.	It is important that council sets down appropriate Neighbourhood Characters, but more important that council follows their own requirements. A good example is a recently approved council planning permit : ■■■ Marlow Place, Eltham. I had a council officer attend a site meeting to discuss this build after completion, and he still could not see how it completely contradicted the requirements of the SLO3 guidelines. ■■■ Marlow Place is a large 2 storey grey building that penetrates the tree canopy, disrupts the landform and vegetation, affects long distance vistas and blocks views! It is nothing like other split level brick houses in the area that conform to the contour of the land and don't spoil the bush character, yet council deemed this to be a suitable building to sit alongside the bushy linear reserve and block neighbourhood views of trees, the reserve and beyond!!	Taken as a statement. Need advice from Stat Planning to provide feedback.	Yes	Yes – Stat Planning for a copy of the covenant for Woodridg e Estate; and Stat Planning for advice re ■■■ Marlow Place Eltham	Yes: Proposed NCT Bush Residential 2 to be reviewed with regard to covenant requiremen ts for Woodridge Subdivision – ■■■ Marlow Place Eltham and surrounds	We have determined that all of the following covenants which apply do not prevent change or recommendations of the NCS - mainly that they are subject to satisfaction of Council. Covenant that cannot be varied relates to side fencing. Front fencing only allowed if such fence is required, for safety reasons or reasonable protection of property. Materials covenant can be varied with Council endorsement. Covenants have been addressed in key issues and threats relating to front fencing (4.6) and colours/materials (4.9). Also, in further work (8.6).
			Survey Response 28A	Officer Response 28A	Survey Response 28B	Officer Response 28B	Survey Response 28C	Officer Response 28C				

Draft NCS – Survey Response Analysis -

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28.0		Bush Residential 2	Some streets that are in different residential categories , eg bush 1, have wonderful native trees planted along the nature strips. I think this should also occur along other streets in my area to maintain the character.	<p>The NCS works in conjunction with other planning scheme requirements and other council policy/strategy that sits outside the planning scheme to protect and retain vegetation. Example, the Significant Landscape Overlay and newly adopted Local Law 52 protect amenity trees on private land.</p> <p>Further priority actions are part of the current Council Plan also that seek to protect and enhance vegetation outcomes including:</p> <ol style="list-style-type: none">1. Investigate measures to establish and enhance the urban tree canopy;2. Review Council’s tree management policy and supporting guidelines;3. Investigate measures to protect wildlife across a range of settings, including roadsides;	I wander around my area and find it fairly attractive. Mostly due to each resident planting appropriate gardens for the soil and character. This would be incredibly enhanced if more natives were planted by the council along the nature strips.	<p>The Decision Guidelines at page 68 for NCT Bush Residential 2 identifies with regard to landscape and vegetation:</p> <ul style="list-style-type: none">• <i>Retain existing indigenous and native canopy trees and understorey vegetation and replant wherever possible. If this cannot be achieved, or a tree is considered appropriate</i>• <i>for removal, the site should provide adequate space for offset planting of native trees that</i>• <i>will grow to a mature height similar to the mature height of the tree to be removed.</i>• <i>Prepare a landscape plan to accompany all applications for new dwellings that utilise</i>• <i>appropriate native species as identified in the Nillumbik Live Local Plant Local Guide.</i>• <i>Provide large indigenous and native canopy trees occurring at a density of one to every</i>• <i>100m2 across the site.</i>• <i>The site area covered by buildings should</i>	The pressure to develop properties seems never ending, so seeing small sized land subdivisions anywhere is a concern for families that need to connect and find space to play . Not just store our bodies but also our mental wellbeing. I look at Doreen and know I'm insanely privileged to live here. But let's face it, without the pressure of the community in Eltham, the council could have approved some nightmares. I'm grateful to the council members who are committed to allowing our area to remain unique and green. As apposed to those that want to develop it.	Taken as a Statement.	No	No	No	
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Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.		Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:	
					<div><div>not exceed 40 per cent.</div><ul style="list-style-type: none">Provide at least 40% of the site as permeable surface.</div> <div>The NCS also works in conjunction with other planning scheme requirements and other council policy/strategy that sits outside the planning scheme to protect and retain vegetation.</div> <div>Further priority actions are part of the current Council Plan also that seek to protect and enhance vegetation outcomes including: 1. Investigate measures to establish and enhance the urban tree canopy; 2. Review Council’s tree management policy and supporting guidelines; 3. Investigate measures to protect wildlife across a range of settings, including roadsides;</div>							
			Survey Response 29A	Officer Response 29A	Survey Response 29B	Officer Response 29B	Survey Response 29C	Officer Response 29C				
29.0		Bush Residential 2	It reflects how I want properties in the area to be.	Taken as a Statement.	As above	Taken as a Statement.	Nil response	N/a	No	No	No	
			Survey Response 30A	Officer Response 30A	Survey Response 30B	Officer Response 30B	Survey Response 30C	Officer Response 30C				
30.0		Bush Residential 2	I am satisfied that the Character Area is adequately described, and at this time, the area is not over-developed as some other areas of the town.	Taken as a Statement.	As long as the design guidelines are adhered to, and green spaces are preserved as on map, then the draft strategy has my approval.	Taken as a Statement.	I think it is most important that we do not over-develop areas of Eltham, and we must preserve the green spaces which give the area its character.	Taken as a Statement	No	No	No	
			Survey Response 31A	Officer Response 31A	Survey Response 31B	Officer Response 31B	Survey Response 31C	Officer Response31C				

Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.			Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:
31.0		Bush Residential 2	Development in Eltham needs to be controlled.	Taken as a Statement.	As above	Taken as a Statement.	Nil response	N/a	No	No	No	n/a
			Survey Response 32A	Officer Response 32A	Survey Response 32B	Officer Response 32B	Survey Response 32C	Officer Response 32C				
32.0		Bush Residential 2	It sounds good however we need footpaths on busy streets including Anzac ave, and keen with proper drainage to avoid	Taken as a Statement, noting comments outside the scope of the NCS, however Council do have a Missing Footpaths Assessment and work towards allocation of capital funding to implement such missing footpaths as funding allows/is allocated.	Dissatisfied with the preference to not include kerb and footpath, especially on a road like Anzac Ave that is very steep, cars go very fast, has a sharp drop to open storm drain and lots of families with prawns and young children forced to walk on road.	Taken as a Statement noting outside the scope of the NCS, however Council do have a Missing Footpaths Assessment and work towards allocation of capital funding to implement such missing footpaths as funding allows/is allocated.	Nil response	N/a	No	No	No	
			Survey Response 33A	Officer Response 33A	Survey Response 33B	Officer Response 33B	Survey Response 33C	Officer Response 33C				
33.0		Garden Residential	Looks good	Taken as a Statement.	Good to keep the greenery	Taken as a Statement.	Don't allow split blocks with townhouses in this area and it'll keep looking good, thanks	The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such. The proposed design responses in the draft NCS, in meeting the preferred neighbourhood character objectives do not seek to prohibit a type of dwelling (e.g. townhouses), rather any proposal for a dwelling would need to demonstrated how it responds to preferred character objectives and demonstrate consistency with the relevant planning provisions implementing neighbourhood character.	No	No	No	
			Survey Response 34A	Officer Response 34A	Survey Response 34B	Officer Response 34B	Survey Response 34C	Officer Response 34C				

Draft NCS – Survey Response Analysis -

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34.0	<div></div>	Bush Residential 1	I like the character description	Taken as a Statement.	Difficult to choose such a simple response with such an in depth report	Taken as a Statement.	<div>123 page report and you want public engagement? How many people do you really think are going to go through this report, let alone go into detail of all the overlay intricacies and jargon contained within. So, I will keep it simple- have lived in the area for forty years and the property subdivision that is happening is choking the already busy roads of Eltham, as well as removing much required vegetation that makes our area so beautiful. STOP the subdivision in Eltham!</div>	<div><div>A first round of public engagement for the project, which was conducted in April-May 2022, aimed to capture what the community identifies as important contributing elements to neighbourhood character, noting the quantity of the feedback was substantial, comprising 332 written submissions, plus additional verbal feedback from a number of activities.</div><div>Community feedback in the first round of engagement placed a strong emphasis on the importance of vegetation and landscape in defining the local neighbourhood character in Nillumbik and many suggestions were made regarding how to ensure future development supports particularly these aspects of local neighbourhood character.</div><div>This most recent round of engagement (Phase 2 – Draft NCS) was specifically about <u>seeking feedback on the draft Neighbourhood Character Strategy itself</u>. It was also about informing and updating the community about where the project was up to and encouraging people to view the draft strategy as well as the relevant draft Precinct Profiles for their neighbourhood and to provide feedback.</div><div>Notably the Participate Nillumbik project page provided (and continues to provide) a range of resources to support the community in finding out more about the project, the draft Strategy and opportunities to provide feedback including:<ul style="list-style-type: none">an information video;virtual walking tour;document library including the draft Strategy; andan interactive mapping tool that allowed users to see how the draft Strategy proposes to treat a particular neighbourhood or property, with direct links to the survey and submission form.</div><div>The interactive mapping tool particularly allowed the community to access relevant parts of the draft NCS without</div></div>	No	No	No	

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							the need to read the entire draft document. The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.					
			Survey Response 35A	Officer Response 35A	Survey Response 35B	Officer Response 35B	Survey Response 35C	Officer Response 35C				
35.0		Garden Court 2	Don't believe you should tell us what to plant or what roof material to use	Taken as a Statement.	Don't believe it's councils business to tell us what we should build	Taken as a Statement.	Won't be planting anything in garden I don't want. I believe the council's job is roads, rates, rubbish and planning approvals - Too many rules and regulations and oversight wanted by council. What I have in my garden and on my roof is my business - if I wanted a fence I'd build one. Can see council spending lots of money at VCAT. This from a council who wanted to put a hospital in an inappropriate area.	Taken as a Statement. Please note that the Council is not the Responsible Authority with regard to the Eltham Area Community Hospital, the State Government is the decision making entity: https://www.vhba.vic.gov.au/health/community-based-care/eltham-area-community-hospital	No	No	No	
			Survey Response 36A	Officer Response 36A	Survey Response 36B	Officer Response 36B	Survey Response 36C	Officer Response 36C				
36.0		Garden Residential	I feel the description is reasonable, albeit not comprehensive, for our neighbourhood.	Taken as a Statement.	The guidelines indicate what "should" be done without specifying what can't be done, such as a maximum unit density or building height. That lack of clarity is a concern as developers tend to push the boundaries to maximise their return.	See officer response to survey response 1 above with regard to the role of the NCS and future planning scheme ordinance. Notably, planning scheme ordinance is structured in such a way as to set a standard/requirement that must be met. Any	I recognise it is a strategy, not a full specification, but the lack of demarcation and specificity aaround what will be permitted or rejected is what leads residents to not trust the process.	The draft NCS (among other components) includes: a) The separation of the Shire's residential areas into eight neighbourhood character areas, including Bush Residential 1 and 2; Garden Court 1, 2 and 3; Garden Residential; and Rural Residential 1 and 2.	No	No	Yes refer to response to survey submission 1 - language	Section has been added the Strategy (8.1) - addresses the role/limitations of language in the NCS.

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					variation of that standard would trigger the requirement for a planning permit assessment where the zone allows. In some instances the standard cannot be varied, or may only be varied within set parameters (e.g. Rescode).		<div>b)</div> <div>A draft precinct profile for each character area, which provides: detailed mapping of each character area; a description and summary of its key attributes; a preferred character statement; and a set of neighbourhood character objectives and design guidelines to support the preferred character.</div> <div>Specifically the design responses identify detailed requirements ‘standards’ with regard to:</div> <div><div><div></div></div><div>Building height and form;</div><div>Siting and setbacks;</div><div>Gardens and landscaping;</div><div>Garage storage and vehicle access; and</div><div>Front fencing</div></div> <div>These standards subject to finalization of the NCS will need to be effectively implemented through drafted planning ordinance that would be the subject of a planning scheme amendment process (with the draft NCS strategy as evidence to support such).</div> <div>See officer response at survey submission 1 above with regard to the role of the NCS and future planning scheme ordinance.</div>					
			Survey Response 37A	Office Response 37A	Survey Response 37B	Office Response 37B	Survey Response 37C	Office Response 37C				
37.0	<div></div>	Bush Residential 2	I like the idea of new dwellings being 1-2 storey in height; the low front fences; the encouragemnt of canopy trees and understory vegetation. Not sure of setback of 4m from side boundary. Could open carports /decks be excluded from this rule?	The draft NCS identifies desired design responses for neighbourhood character areas. These design responses (including setbacks) would be implemented into the planning scheme through drafting of ordinance that would change the planning scheme (subject to a planning scheme amendment process). Notably, planning scheme ordinance is	Continuing on from comments above (limited space provided on this form): 1-2 storey height of dwellings in this zone eliminates the worry of multi storey buildings taking over this leafy suburb.	Taken as a Statement.	Found about this draft strategy through Nillumbik News which was just delivered yesterday. Short time frame for feedback.	<div>A first round of public engagement for the project, which was conducted in April-May 2022, aimed to capture what the community identifies as important contributing elements to neighbourhood character, noting the quantity of the feedback was substantial, comprising 332 written submissions, plus additional verbal feedback from a number of activities.</div> <div>Phase 2 (this more recent engagement) was open for six weeks from 29 August to 10 October 2022.</div> <div>Formal engagement activities where people could provide feedback included:</div>	No	No	No	

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			structured in such a way as to set a standard/requirement that must be met. Any variation of that standard would trigger the requirement for a planning permit assessment where the zone allows. In some instances the standard cannot be varied, or may only be varied within set parameters (e.g. Rescode). In other instances, as is the current requirement of the Significant Landscape Overlays that implement neighbourhood character currently into the Nillumbik planning scheme, a requirement e.g. setback to a substantial tree, may be varied but it would trigger a planning permit application requirement to allow for assessment as to the proposals consistency with the character objectives to be achieved. And example of current planning scheme ordinance (SLO3) can be found here: https://planning-schemes.app.plannig.vic.gov.au/Nillumbik/ordinance/42.03-s3		<ul style="list-style-type: none">survey (available in hardcopy and online via Council's Participate Nillumbik engagement platform);place-based pop-ups x 2 (Eltham Farmers Market and Diamond Creek Fair); and email/written submissions. <p>Notably the Participate Nillumbik project page provided (and continues to provide) a range of resources to support the community in finding out more about the project, the draft Strategy and opportunities to provide feedback.</p> <p>Engagement activities were supported by a range of communication activities including:</p> <ul style="list-style-type: none">information on Council's Participate Nillumbik engagement platform;information in Nillumbik News/e-News and other relevant Council newsletters;social media posts on Council's social media platforms as well as paid social media advertisements;posters and postcards placed at libraries, Council's customer service areas, schools and other community facilities which included QR codes for easy access to Council's Participate Nillumbik page and the survey);project flyer available at the place-based pop-ups;direct notification to relevant community groups;direct notification to submitters to Phase 1 engagement with regard to preparation of the draft Neighbourhood Character Strategy;				


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								<ul style="list-style-type: none"> • promotion on community newsletters, such as school newsletters; and • promotion through Council's advisory committees, community groups etc. <p>The project proposes that a third round of engagement (close the loop) will be conducted in mid 2023 where a further revised draft of the NSC will be put out for further feedback as to whether the document has adequately captured the earlier feedback.</p>				
			Survey Response 38A	Officer Response 38A	Survey Response 38B	Officer Response 38B	Survey Response 38C	Officer Response 38C				
38.0		Bush Residential 2	The Character Area has a suitable description and balances the level of residential density with the local and expanding environment/landscapes.	Taken as a Statement.	I like that there is sufficient and reasonable protections for existing trees, but also for the establishment of new trees and growth as properties are developed. I support the design response that places emphasis on 1-2, but mostly single storey housing.	Taken as a Statement.	Nil response	N/a	No	No	No	
			Survey Response 39A	Officer Response 39A	Survey Response 39B	Officer Response 39B	Survey Response 39C	Officer Response 39C				
39.0		Bush Residential 1	my street seems half way between bush 1 and bush 2. not many unsealed roads around anymore.	Taken as a Statement.	the only thing I wonder about is the need for pitched roofs (maybe this is a bushfire measure?)	Pitched roofs have been identified as an existing character attribute. Given this is the prevailing character identified as part of the preferred neighbourhood character the design guidelines identify that pitched roofs are preferred.	While it is very important (ie top priority) to maintain the character of our area (it being the reason we have all generally come to live here) this also needs to be balanced with the need to maintain a mix of housing options for different income groups, as well as provide opportunities for every stage of life, so that people can downsize and stay in the area without necessarily using up valuable housing stock.	<p>The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character.</p> <p>The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.</p> <p>Housing affordability will be considered as an objective in the new Housing Strategy consistent with requirements of the Planning and Environment Act, and</p>	No	No	No	

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								Plan Melbourne. Notably for Nillumbik much of future modest growth, again consistent with State planning policy context is supported in the Major Activity Centres (Eltham and Diamond Creek) where access to services, amenity and public transport are most optimal in comparison to residential areas.				
			Survey Response 40A	Officer Response 40A	Survey Response 40B	Officer Response 40B	Survey Response 40C	Officer Response 40C				
40.0		Garden Court 1	Storeys above should be considered from all angles not just street, this can have major impact on lower neighbours	Design Guidelines for Garden Court 1 (refer page 77) identify building height and form responses for both 1 and 2 storey dwellings. Notably with regard to siting and setbacks, the design response identifies: <ul style="list-style-type: none"> • <i>Buildings should be set back a minimum of 1m from one side boundary and 2m from the other side boundary.</i> • <i>Storeys above ground level should be recessed to minimise impact on the streetscape.</i> • <i>Orient dwellings parallel to the street. In the case of multi-dwellings on a lot, design the front dwelling to present as one dwelling to the street through the use of roof forms, materials and design detail.</i> 	Currently many of these streets do not have footpaths on each side which is misleading	Character attributes for Garden Court 1 (refer page 74) identify that <i>footpaths are not always present on both sides of the street.</i> In the character description (again on page 74) it is noted: <i>Footpaths are generally located on one side of the street.</i> The draft NCS <u>does not</u> indicate for this NCT that footpaths on both sides of a street are a prevailing character attribute.	New buildings should be restricted to 2 storeys maximum. Regardless of the view from street level, back of property height need to be considered also when planning. New building guidelines/standards with regards to steps for disabled access should also be referenced	The draft NCS identifies for this NCT that <i>new development should complement the 1-2 storey building heights, building forms and siting of existing dwellings.</i> The draft NCS does not identify an existing or preferred neighbourhood character intent that any of the NCT should include dwellings above 2 storeys. Specific requirements for disability access and Universal Design are pursuant to the Building Code and predominantly only apply to higher density development and are set by the State Government.	No	No	No	n/a

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				<ul style="list-style-type: none"><i>If more than one dwelling is proposed, provide sufficient separation between each dwelling to allow for the planting of canopy trees and other native vegetation.</i> <p>In addition to these design responses, Rescode performance standards also require that a proposal meet specific standards with regard to overlooking and overshadowing of adjoining properties.</p>								
			Survey Response 41A	Officer Response 41A	Survey Response 41B	Officer Response 41B	Survey Response 41C	Officer Response 41C				
41.0		Bush Residential 1	Unfortunately I have not been able to work out the difference between Bush Residential 1 and ..2 (which is shown to be on the other side of Silver Street. Perhaps someone can enlighten me please. I ...”1” or ...”2” allowing more dense and higher development?.	Taken as a Statement, noting the draft NCS does not propose more density or higher density of development. The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a	Nil response.	N/a	Nil response	N/a	No	No	No	

Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.	Q.11 - Other feedback about the draft Neighbourhood Character Strategy?	Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:
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				comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.								
			Survey Response 42A	Officer Response 42A	Survey Response 42B	Officer Response 42B	Survey Response 42C	Officer Response 42C				
42.0		Bush Residential 1	I thought the description captured all the attributes I value for this particular neighbourhood of Eltham. I particularly like the note on new development being sympathetic to its surrounds and the careful selection of materials as well as scale.	Taken as a Statement.	Again I think the description is accurate. There are examples of dwellings that have been constructed that do not fit the streetscape context. I think the objectives will mitigate this from happening again.	Taken as a Statement.	I've only looked how it effects my parent's house and I'm quite satisfied with what been proposed. I think the council officers understand what is valued and have done an excellent job capturing it in words.	Taken as a Statement.	No	No	No	
			Survey Response 43A	Officer Response 43A	Survey Response 43B	Officer Response 43B	Survey Response 43C	Officer Response 43C				
43.0		Bush Residential 1	There shouldn't be a bush residential 1 zone. It is too restrictive and difficult for any development or use of the land.	Taken as a Statement.	The guidelines are not reflective of how the house are in my area. You are drafting this in an attempt to restrict restrict any development	Taken as a Statement, noting designing and siting new dwellings to respect neighbourhood character is a fundamental objective of the residential development provisions in planning schemes in accordance with 'Planning Practice Note 43 - Understanding Neighbourhood Character' .	The properties that are on border of a character area should not be restricted to one particular area, when in fact they are more suited to the other area. There is no leeway for this with how the strategy is currently being written	Taken as a Statement, noting preferred character areas are determined by analysis of existing character attributes in the area. The precincts are often aligned by the nature of development patterns with prior subdivision patterns and attributable built form of the time.	No	No	No	
			Survey Response 44A	Officer Response 44A	Survey Response 44B	Officer Response 44B	Survey Response 44C	Officer Response 44C				

Draft NCS – Survey Response Analysis -

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44.0		Rural Residential 1	Have been here for over 20 years . Roads very busy now . Need to implement plans to help reduce car usage .. Need more for kids ie basketball stadium, BMX, indoor , netball, tennis courts . Need more diverse housing ie close to public transport .	<p>The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character.</p> <p>The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.</p> <p>Housing diversity will be considered as an objective in the new Housing Strategy consistent with requirements of the Planning and Environment Act, and Plan Melbourne. Notably for Nillumbik much of future modest growth, again consistent with State planning policy context is supported in the Major Activity Centres (Eltham and Diamond Creek) where access to services, amenity and public transport are most optimal in comparison to</p>	Doreen development has changed the area dramatically ie Yan Yean RD is extremely busy and dangerous. Need to get as many cars off the road as possible ie more diverse near-transport, schools shops .	<p>Doreen (is in part) located with the City of Whittlesea local government area which is a designated growth area (refer Plan Melbourne). Nillumbik Shire Council is not a designated growth area. As a result development outcomes will be very different in that Whittlesea local government area.</p> <p>Notably provision of public transport and the major road network is predominantly a State government matter and Council advocate to the State government regularly for improved services and new services in meeting demand and objectives with regard to promoting 20 minute walking neighbourhoods – consistent with Plan Melbourne.</p>	<p>Need to consider future planning including reducing pollution by reducing car dependence. . A small supermarket (Aldi) at the corner of Yan yean and gorge RD or iron bark RD would greatly reduced the traffic from yarrambat using Yan yean RD . Some more diverse housing to allow older people stay in the area , help maintain more affordable housing in the area. Diverse housing near schools , shops , and public transport . Trails to allow the use of bikes, scooters or walking. More sporting facilities in Yarrambat to allow the youth to stay in area and not have to be driven 10ks to a basketball/netball stadium or tennis club. I hope you take these comments in account ,as your plans do not to cater for the future zero emissions targets, makes no sense at all , not trying to reduce car dependency . Thanks for taking the time to read my submission .</p>	<p>It is noted Yarrambat is not a designated centre within the hierarchy of activity centres in Plan Melbourne and the Nillumbik Planning Scheme (refer Clause 11-01-1L-01 of the scheme with regard to Yarrambat’s role within the policy directives for settlement). Refer to officer response at 44A with regard to Major Activity Centres and the role of Council within the planning context in reducing car dependency i.e. 20 minute walking neighbourhoods and designated activity centres.</p> <p>Council has an existing ‘Climate Action Plan 2022-2032’ that guides our response to the challenges posed by climate change over the next decade and outlines a twofold approach, involving mitigation and adaptation.</p>	No	No	No	
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Draft NCS – Survey Response Analysis -

Sub mis sion No.	Name / Organisati on	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.	Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.		Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:	
				residential areas. This is also consistent with minimising car use. Activity Centre policy at Clause 11.03-1S and 11.03-1L-01 within the planning scheme identify policy to <i>encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.</i>								
			Survey Response 45A	Officer Response 45A	Survey Response 45B	Officer Response 45B	Survey Response 45C	Officer Response 45C				
45.0		Bush Residential 1	More than satisfied as our road is made and has some other than local traffic	Taken as a Statement.	The purpose is to protect the integrity of Eltham not profit for development	Taken as a Statement.	Beautifully written draft. We feel that all our suggestions plus more are reflected in this description of our beloved environment and what characteristics our community wishes to conserve and promote.	Taken as a Statement.	No	No	No	
			Survey Response 46A	Officer Response 46A	Survey Response 46B	Officer Response 46B	Survey Response 46C	Officer Response 46C				
46.0		Bush Residential 1	Bush Residential 1 embodies the character and environment that led us to choose this area 50 years ago.	Taken as a Statement.	A few properties in our street have deviated from the preferred character and I would be very disappointed if this continued, destroying the rural streetscape.	Taken as a Statement.	It is a worthwhile endeavor if it can ensure that Eltham endures as semi-rural haven/escape from ever-expanding "suburbia".	Taken as a Statement.	No	No	No	
47.0		Bush Residential 2	Consideration seems to have been included as to the current residences design	Taken as a Statement.	Design inclusion - ie eaves- hopefully design also takes into account other passive design inclusions)height of houses.. etc	The Draft Nillumbik Shire Neighbourhood Character Strategy (August,2022) Design Guidelines of each NCT generally address eaves and building height. Environmentally Sustainable Development (ESD) policy directions are now imbedded in the planning scheme	Sadly, I feel this is too little to late, the ‘green wedge’ is disappearing quickly...	Taken as a Statement.	No	No	No	

Draft NCS – Survey Response Analysis -

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					<p>pursuant to Victorian Planning Policy (in various State level policies in the scheme) however with regard to building design at Clause 15.01 which includes strategies to:</p> <ul style="list-style-type: none">• <i>Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.</i>• <i>Improve the energy performance of buildings through siting and design measures that encourage:</i>• <i>Passive design responses that minimise the need for heating, cooling and lighting.</i>• <i>On-site renewable energy generation and storage technology.</i>• <i>Use of low embodied energy materials.</i>• <i>Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.</i>• <i>Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.</i>• <i>Encourage water efficiency and the use of rainwater, stormwater and recycled water.</i>• <i>Minimise stormwater discharge through site layout and landscaping measures that support</i>						
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Draft NCS – Survey Response Analysis -

Sub mission No.	Name / Organisation	Q.4 - Allocated Character Area	Q.6 - Response to satisfaction of allocated character area.		Q.10 - Feedback to the Preferred Character Statement, Objectives and Design Guidelines.		Q.11 - Other feedback about the draft Neighbourhood Character Strategy?		Further Work Required?	Other Teams Referred?	Refer to Ethos?	Ethos Response:
					<p><i>on-site infiltration and stormwater reuse.</i></p> <p>Notably current Rescode standards and specific provisions within the planning scheme require Environmentally Sustainable Development (ESD) outcomes (e.g. access to sunlight and ventilation), however given recent implementation of ESD policy settings into all planning schemes as identified above by the State government, more work is being currently being undertaken by the State Government which should eventuate in amended Rescode standards and other provisions that will effectively imbed ESD requirements into various assessment criteria for future dwellings. Refer to the State governments website for details on his current work program: Environmentally sustainable development of buildings and subdivisions (planning.vic.gov.au)</p>							
48.0		Garden Court 1	We like our neighbourhood and consider the strategy will retain its pleasant character.	Taken as a Statement.	Not sure about insisting garages must go to the side.	<p>Character attributes for Garden Court 1 NCT identify for garages and carports that: <i>Car parking is frequently constructed on the side boundary or in line with the front façade.</i></p> <p>Preferred character objectives include to <i>minimise the dominance of car parking access and structures to ensure they do not dominate the streetscape and to provide spacious setback that retain the existing rhythm of spacing and</i></p>	Good. We hold the view that our part of Diamond Creek, which is St Helena, should be clearly identified as such. We appreciate the locale of St Helena crosses into Banyule, so perhaps we could be named as ‘St Helena East’ or ‘North’.	Taken as a Statement.	No	No	No	

Draft NCS – Survey Response Analysis -

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						<p><i>allow for established front garden settings.</i></p> <p>In achieving these objectives the design guidelines identify among other design responses with regard to garage storage and vehicle access: <i>Locate garages and carports behind the line of the front dwelling façade, ensuring that they are integrated with the design of the dwelling.</i></p>						
49.0		Bush Residential 1	I think the description for bush area 1 best fits my street	Taken as a Statement.	I think the descriptions accurately reflect our street and would like the existing character protected.	Taken as a Statement.	Nil response	N/a	No	No	No	
50.0		Bush Residential 2	Some properties.... usually... have no upkeep	Taken as a Statement.	keen not to have any appartments or subdivisions of properties	Refer to officer response to survey submission 41A with regard to density and role of NCS.	Nil response	N/a	No	No	No	
51.0		Bush Residential 2	The content sounds ok but we have been living a totally different reality here and we have completed a submission with pictorial evidence to back up our claims that we will be attaching via other link.	Refer to officer response to written submission (submission # 83). Refer to Ethos for NCT review.	They sound pretty good and they would be great if they were used and actually enforced when approved	Taken as a Statement.	Bring it on and actually enforce them!	Taken as a Statement.	Yes	No	Yes – review allocated NCT Bush Residential 2 for Bird Street Eltham and surrounds	Bird Street & surrounds reviewed, no change required - streetscapes feature BR2 characteristics; bushy setting, predominantly post-war and modern dwellings, more formally landscaped gardens, sealed roads etc
52.0		Garden Court 2	The street look cleaner with out the new plants and you will not do maintenance on the lawns down this street I’m very proud of the houses and the way people in this street look after their property	Taken as a Statement.	A total waste of ratepayers money	Taken as a Statement.	You can’t maintain what in this area now, you should concentrate maintenance and safety of what’s in this area already rather than wasting money	Taken as a Statement.	No	No	No	

Draft NCS – Survey Response Analysis -

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53.0		Bush Residential 1	I appreciate the intention to preserve the green character of the area with minimal built intrusion.	Taken as a Statement.	I support most of it but am worried by the 4m side clearance as my block is fan-shaped and thus very narrow at the front. It is also very steep and if the the site had not bene cut into the house you have to be on stilts and thus unsuitable for an elderl	The term 'should' is used in the BR1 Design Guidelines, p.57 of the Draft Nillumbik Shire Neighbourhood Character Strategy (August,2022) meaning that once translated into the planning scheme there could be discretion for structures to be sited less than 4m from a boundary, however, a side setback of at least 4m from one side boundary is preferred and any variation sought would need to demonstrate how the design effectively responds to the neighbourhood character objectives.	I found it comprehensive and well intentioned. I am concerned by government policy to squash more and more people into Melbourne and thus the forcing of medium and high-density development all over the place, which works against neighbourhood character	Plan Melbourne 2017-2050 talks to the increasing population of Melbourne and directs new housing to existing activity centres. It also notes that Nillumbik is predicted to have a comparatively minimal population increase. Refer to officer response to survey submission 41A which identifies the role of the NCS and Housing Strategy in accommodating any future growth.	No	No	No	
54.0		Garden Court 2	In my Court houses are medium density and are brick & no homes stand out re ugly paint colours etc..	Taken as a Statement.	I am happy it mentions low density & open spaces	Taken as a Statement.	I agree & happy with the statement as mentioned LOW DENSITY important OPEN SPACE important. Need houses to be built according to land size space to be provided surrounding the house. Appropriate fencing. Tree scapes I don't think they have to be all native & trees like gums which have a tendency to fall. Trees close to properties on council land have a limited to size. Whilst talking about character & landscapes just keep what we have mowed & rubbish removed	Taken as a Statement.	No	No	No	
55.0		Garden Court 2	Our next door neighbours are classified as bush residential 2 and as there is little difference in our blocks, I would prefer ours to be bush residential also.	Refer to Ethos for review of NCT.	I'm not sure, they seem ok but I would prefer to be classed as something more rural	Being referred to Ethos with regard to NCT however none of the NCT's are 'rural'. The scope of the NCS does not include the Green Wedge and any of the associated zones located outside the Urban Growth Boundary.	I think this strategy is a great concept and gives good guidelines on what is expected in each category. I don't think the guidelines should become more than guidelines as it is ultimately up to the land owners how their property looks.	Taken as a Statement.	Yes	No	Yes – review of NCT Garden Court 2 for Everleigh Drive Diamond Creek and surrounds	Everleigh Drive & surrounds reviewed, no change required - streetscapes reflect UCR2 characteristics; spacious residential areas, curvilinear street layout (courts), modern dwellings, medium - high levels of vegetation etc.

Draft NCS – Survey Response Analysis -

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56.0		Bush Residential 2	It is in keeping with what we love about where we live (and chose to live).	Taken as a Statement.	It is in keeping with what we love about where we live (and chose to live).	Taken as a Statement.	We love living in Hurstbridge (and particularly on Meander Road), one of the reasons being the neighbourhood's character.	Taken as a Statement.	No	No	No	
57.0		Bush Residential 2	I moved to Eltham 20 years ago because of its neighbourhood character and I would be heartbroken to see that change. If people want something else, they have the choice not live here.	Taken as a Statement.	These objectives and guidelines are in line with my own	Taken as a Statement.	Nil response	N/a	No	No	No	
58.0		Bush Residential 2	These plans are not reinforced sufficiently. Trees are cut down very regularly in my area. My concern is that “bush” will become “garden” quite quickly unless people are actually stopped from removing trees. Go after the tree removal companies as well.	Once implemented into the Planning Scheme via a planning scheme amendment, the <i>Planning & Environment Act 1987</i> give Council officers the power to investigate and prosecute matters, and Council is required by law to enforce a Planning Scheme. Upon identification of a potential breach or a complaint, enforcement action will be taken when there is a clear breach of the Planning regulations, planning permit conditions, unauthorised developments and illegal uses. The newly Adopted Local Law also protects significant vegetation.	I’d like it to state that trees can’t be removed. Replanting a few after development ruins the neighbourhood.	Much of Nillumbik Shire is located in the Bushfire Prone Area mapping, and significant areas are also covered by the Bushfire Management Overlay (BMO). State policy with regard to bushfire planning is located at Clause 13.02. Refer to officer response to survey submission 2A with regard to bushfire exemptions to clear vegetation and newly introduced Local Law 52.	Nil response	N/a	No	No	No	
59.0		Bush Residential 2	It appears good , only worry is the driveway provision	Taken as a Statement.	see above	N/a	Nil response	N/a	No	No	No	

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60.0		Bush Residential 1	This is another C108 fiasco in the making, do Council not learn ever. Council should respect ratepayers and stay out of our lives. Hopefully this leads to another clear out of useless Council staff	Taken as a statement noting Amendment C108 (authorised May 2016, exhibited July 2016 – August 2016 and was approved December 2017) introduced the Public Acquisition Overlay Schedule 4 and an Incorporated Document to facilitate the development of the Diamond Creek Trail Extension.	You are dictating to ratepayers again, stay out of our lives	Taken as a Statement.	Council obviously have not learnt from C108 fiasco and continue to intrude in ratepayers lives. Instead of servicing ratepayers Council want to dictate what we can and cannot do. Council will continue to not work with ratepayers leaving decisions to VCAT and destroy the locality, e.g. we have the ugliest township in Victoria thanks to Council with a Council owned restaurant bang in the middle of very limited space. Our local Councillor claims he is not aware of the fiasco !!! In addition I am aware that the consultants who are engaged by Council are not from the area and have no understanding of the area, again a waste of our ratepayers money	Taken as a Statement.	No	No	No	
61.0		Bush Residential 2	It mentions large canopy trees and vegetation.	Taken as a Statement.	It mentions large canopy trees and vegetation.	Taken as a Statement.	Need to stop the scorched earth approach of removing all vegetation and large trees so developers can build too many small units on the site. Eg 53 Beard St, Eltham, all the trees as vegetation have gone and it’s now ripe for developers to remove the old weatherboard house and built multi units without canopy trees getting in the way.	Much of Nillumbik Shire is located in the Bushfire Prone Area mapping, and significant areas are also covered by the Bushfire Management Overlay (BMO). State policy with regard to bushfire planning is located at Clause 13.02. Refer to officer response to survey submission 2A with regard to bushfire exemptions to clear vegetation and newly introduced Local Law 52.	No	No	No	
62.0		Bush Residential 2	It reflects the nature of development in our street and I would like to see this character retained in future	Taken as a Statement.	Reads well ax guidelines for future development	Taken as a Statement.	How enforceable will these be?	Once implemented into the Planning Scheme via a planning scheme amendment, the <i>Planning & Environment Act 1987</i> give Council officers the power to investigate and prosecute matters, and Council is required by law to enforce a Planning Scheme. Upon identification of a potential breach or a complaint, enforcement action will be taken when there is a clear breach of the Planning regulations, planning permit conditions, unauthorised developments and illegal uses.	No	No	No	

Draft NCS – Survey Response Analysis -

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63.0		Bush Residential 1	Too restrictive, especially with wanting to retain dirt roads and no footpaths	Taken as a statement.	I don't like the restrictions on fencing, particularly living on a main road if people have children or pets in the home	Front fences are one of the key attributes that contribute to neighbourhood character and design guidelines identified for this NCT have been prepared with regard to existing character attributes as assessed for each NCT noting for Bush Residential 1 this is identified at page 54 as a: Mix of no or low and transparent front fencing up to 1m and often constructed of post and wire. The design guidelines in reinforcing the identified preferred character for this NCT (which has regard to existing attributes) identify: <ul style="list-style-type: none">• <i>Fencing should be set back from the front site boundary to allow for landscaping in front of the fence.</i>• <i>A front fence within 3 metres of a street should provide no or a low, open style up to 1.2m in height.</i>	Nil response	N/a	No	No	No	
64.0		Bush Residential 1	Space, respect for indigenous tree/nature views, etc	Taken as a Statement.	Thoughtful, respects the traditional developments in the area	Taken as a Statement.	No	Taken as a Statement.	No	No	No	
65.0		Bush Residential 1	Trees and the protection of trees from development	Taken as a Statement.	The protection of trees	Taken as a Statement.	Nil response	N/a	No	No	No	n
66.0		Bush Residential 2	Still seems to allow multiple dwellings per block which are completely incongruous with the areas feel and importance, roads	The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the	A bit loose	Taken as a Statement.	Nil response	N/a	No	No	No	

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				Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such.								
67.0		Bush Residential 1	Godalmin st has Bush character butmthe surrounding streets do, eg Porter St, Ely St , Falkiner St.	Refer to Ethos for review of NCT.	Seems to be mixed building codes.	Unclear what this survey response is referring to – there is only one Victorian Building Code. Taken as a Statement.	Nil response	N/a	Yes	No	Yes – Review NCT Bush Residential 1 for Godalmin Street Eltham and surrounds including Porter, Ely and Falkiner Streets.	Godalmin St and surrounds reviewed, no change required - streetscapes reflect BR1 characteristics high levels of vegetation screening dwellings from view, presence of unsealed roads, predominantly gable roof forms etc
68.0		Bush Residential 2	Why is the Council going against its own strategy by not providing parking in the adjacent Community Stadium which causes huge overflow in nearby streets making the proposed zoning a joke.	Taken as a Statement. Community uses are outside the scope of the NCS.	Only applies to residential addresses but is undone by character destroying public facilities	Taken as a Statement. Community uses are outside the scope of the NCS.	Nil response	N/a	No	No	No	
69.0		Bush Residential 1	I want the current character of the area to be retained. Am happy that with no more than two dwellings per property.	Taken as a Statement.	They retain the current feel of the neighbourhood. I like the fence policy.	Taken as a Statement.	Am satisfied with the strategy.	Taken as a Statement.	No	No	No	

Draft NCS – Survey Response Analysis -

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70.0	<div></div>	Bush Residential 2	Diminished native plantings and tree canopy, dual dwellings not in line with draft statement ie no space between buildings, streetscape should celebrate bush residential objectives	The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. It does not identify density types. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such. Objectives for NCT Bush Residential 2 are consistent with retention of vegetation and planting of indigenous and native vegetation including effective setbacks between building, noting key design responses that reinforce this are included on page 57 including (among other responses): <ul style="list-style-type: none">Retain existing indigenous and native canopy	However they should be mandatory not preferred vague goals	With regard to language in the draft, see officer response at survey submission 1 above with regard to the role of the NCS and future planning scheme ordinance and VCAT interpretation.	Overall meritorious as they should be but do believe that goals should be more clearly defined and measurable. Ie instead of vague language around goals language should and goals should be mandated to retain bush residential aspiration because my daily walk does sadden me when I see a diminishing native vegetation and tree canopy.	With regard to language in the draft, see officer response at survey submission 1 above with regard to the role of the NCS and future planning scheme ordinance and VCAT interpretation.	No	No	No	
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Draft NCS – Survey Response Analysis -

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				<p>trees and understorey vegetation and replant wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.</p> <ul style="list-style-type: none">• Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species as identified in the Nillumbik Live Local Plant Local Guide.• Provide significant indigenous and native canopy trees occurring at a density of one to every 50-100m2 across the site.• The site area covered by buildings should not exceed 40 per cent.• Provide at least 40% of the site as permeable surface.• Buildings should be set back a minimum of 4m from one side boundary to enable the planting of								
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				<i>indigenous trees and understorey planting.</i> <ul style="list-style-type: none"><i>If more than one dwelling is proposed, provide sufficient separation between each dwelling to allow for the planting of indigenous/native trees and understorey vegetation.</i> <i>Buildings should be sited to take into account the sharing of views corridors to the Diamond Creek, the Watsons Creek, the Yarra River, elevated ridgelines, vegetated areas and canopy trees.</i>							
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71.0	<div></div>	Bush Residential 1	It describes the area in which I live.	Taken as a Statement.	<p>To comply with bushfire management restrictions that apply to such properties, the retention of indigenous vegetation becomes impossible. Also, there is no provision for environmental assessment of a property applying for permits</p>	<p>Refer to officer response to survey submission 2A with regard to bushfire exemptions to clear vegetation and newly introduced Local Law 52.</p> <p>The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. It does not include scope or analysis to support a requirement for an environmental assessment as part of a planning permit application.</p> <p>There are other relevant planning controls within the planning scheme however such as the Environmental Significance Overlay which is applied to many areas within Nillumbik Shire where the purpose of that control is to identify areas where the development of land may be affected by environmental constraints and to ensure that development is compatible with identified environmental values.</p> <p>Notably strategic work must be undertaken to support application of the ESO, and as noted this out of scope for a NCS.</p>	<p>Although these aims read well, there seems to be a conflict between Council’s aims and values.</p> <p>When it comes to applying for planning permission, the requirements of bushfire management negate retention of indigenous vegetation as described above. There also needs to be an environmental assessment as a requirement for planning permission, not just of trees but all vegetation, habitat and wildlife.</p> <p>Replanting to compensate for removal of vegetation is not sufficient. Once ground is disturbed, weed species quickly invade and take over then spread to surrounding areas. The ground and climate are so harsh that any plantings take decades to become of significant size, and that is only if they survive grazing animals. Once it has gone, it’s gone!</p>	<p>Refer to officer response to survey response 71B with regard to exemptions to clear vegetation for defensible space and newly adopted Local Law 52.</p>	No	No	No	
72.0	<div></div>	Bush Residential 1	It seems to capture the characteristics of the area	Taken as a Statement.	I think they are a good description of the area and will help to maintain its character.	Taken as a Statement.	No	Taken as a Statement.	No	No	No	

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73.0		Bush Residential 1	I am on the border of bush residential 1 and garden court 2. My area has more similarities to garden court 2.	Notably there may be some similarities between some of the NCT’s particularly where many parts of Nillumbik’s residential area have similar attributes (e.g. tree canopy). The NCT’s are prepared with acknowledgement of the prevailing character attributes – that is the attributes that are ‘mostly’ visible. Refer to Ethos for review NCT.	The guidelines are too restrictive and not in keeping with what is already there. There is no	The purpose of the character objectives and design guidelines is to provide clear direction and guidance on built form outcomes based on preferred neighbourhood character outcomes. In alignment with Planning Practice Note 91, the Preferred Character Statement directly informs the five design objectives per character area, which can be specified in a schedule to a residential zone to implement the preferred neighbourhood character. Design guidelines that are to be translated into a zone schedule, to vary ResCode standards, will be enhanced by including specific details of the schedule changes (i.e. permeability, site coverage, front and side setbacks).	This strategy is just trying to creep in additional rules and not about the neighbourhood character strategy. There is no imaginary line between these zones, so why try and create one. The zones need to blend rather than how you have set it out. Let people do what they want with their land. Whilst the council acknowledges the traditional landowners, how are they so set on telling them what they can do with their land?	Refer to Officer response to survey response 73B noting the role of the NCS. The NCS precincts are not based on land use zoning boundaries, except where they align with non-residential land use zones.	Yes	No	Yes – review allocated NCT Bush Residential 1 for Hillcrest Road, Eltham North and surrounds. Hillcrest Road and surrounds reviewed, no change required - streetscapes reflect BR1 characteristics high levels of vegetation screening dwellings, presence of unsealed roads, predominantly gable roof forms, no footpaths etc	
74.0		Bush Residential 2	Best match for area	Taken as a Statement.	Guidelines ambiguous for developers building on newly subdivided battle-axe blocks, where the design of new dwellings are concealed from the street but impinge on the bush character enjoyed by existing residents. No mention of heritage building designs.	See officer response to survey submission 1 with regard to language and future implementation into the planning scheme through preparation of planning scheme ordinance as appropriate. With regard to heritage, the draft NCS outlines at page 14 that: <i>In defining neighbourhood character, it is important to understand the differences between neighbourhood character and places of heritage significance that are generally recognised in the planning scheme. While all areas have a history, not all areas are of heritage significance.</i>	Nil response	N/a	No	No	No	

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						<i>Heritage significance is determined by recognised criteria set by Commonwealth, State and local agencies, with reference to the Burra Charter. In Victoria, heritage places and areas are recognised by application of the Heritage Overlay in planning schemes or inclusion on the Victorian Heritage Register. Cultural heritage is largely embodied in the underlying values and the broader physical context of a building or place. It is important to manage and retain this fabric and setting to retain the cultural significance of a place. Heritage significance can't be improved, but the fabric of a place can be improved, restored or reinterpreted. In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include architectural details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people's understanding and enjoyment of an area</i>						
75.0		Nil response	The draft Nillumbik Neighbourhood character only applies to a very small part of Nillumbik. Where is the rest of it?	The study area for the Neighbourhood Character Strategy includes residential land in the following zones:	Its by no way complete coverage of Nillumbik	Refer to officer response to survey submission at 75A.	It is good to have a neighborhood description. But this map is only covering a small part of Nillumbik. No real response is possible.	Refer to officer response to survey submission at 75A.	No	No	No	

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				<ul style="list-style-type: none">General Residential Zone (GRZ) Neighbourhood Residential Zone (NRZ) Mixed Use Zone (MUZ)Low Density Residential Zone (LDRZ) Township Zone (TZ) Some localities are split across the Urban Growth Boundary and Green Wedge, including Wattle Glen, Panton Hill, St Andrews, Hurstbridge, North Warrandyte, Diamond Creek, Plenty, Research and Yarrambat. <p>As noted above, only the residentially zoned land within these localities are included within the Strategy's study area.</p> <p>The green wedge (outside the Urban Growth Boundary) supports a range of land uses including conservation, rural residential, agriculture, and recreational uses. The Rural Conservation Zone (RCZ) supports development and uses of land which are consistent with the conservation of environmental, landscape and cultural values of the area.</p>								
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				Consistent with State policy direction and Planning Practice Note 31, Councils adopted Green Wedge Management Plan (2019) is the strategic document that supports objectives for Nillumbik’s Green Wedge.								
76.0		Bush Residential 2	Its's right on	Taken as a Statement.	Its right on	Taken as a Statement.	Nope	Taken as a Statement.	No	No	No	
77.0		Garden Court 2	We are currently have SLO and SLO2 overlays. Dobell drive is akin to Wombat drive in that it is large blocks, very low density - yet Wombat drive has a different rating.	Refer to Ethos for review of NCT.	This area (Dobell Drive) does not at all reflect a character for medium density / multi dwellings as Garden court 2 allows. Adjacent streets may fit this (ie Landscape crt) however, Dobell drive blocks are much larger and generally bush type blocks.	Response will be referred i.e. NCT allocated, however the NCT’s identified in the draft NCS do not identify a preference for densities. That is not the role of the NCS. Refer to Officer response to survey response 73B noting the role of the NCS.	Nil Response	N/a	Yes	No	Yes – Review allocated NCT Garden Court 2 for Dobell Drive Eltham and surrounds.	Dobell Drive and surrounds reviewed, no change required - streetscapes reflect UCR2 characteristics; spacious residential areas, curvilinear street layout (courts), modern dwellings, medium - high levels of vegetation etc
78.0		Bush Residential 1	It describes the locale well and fits with how I view my immediate surrounds	Taken as a Statement.	Happy that the Statement/Objectives/ Guidelines all specify how the unique local character will be maintained - hope this is enforceable	Taken as a Statement.	Nil Response	N/a	No	No	No	
79.0		Bush Residential 1	Test		Test		N/A					

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80.0		Garden Court 2	Why is the section encompassing Stanton Drv designated differently from the designation surrounding it on three sides. Bush residential 2 represents this are better, especially where it covers property actually fronting Dering Street.	Refer to Ethos for review of NCT.	<p>As a minimum, Bush Residential should apply to all areas of Diamond creek outside a 500m radius from the rail station, except where existing shops and light industrial or sporting areas are..</p> <p>A 500m radius from the rail station would include land that is part of the Diamond Creek Major Activity Centre (MACs) which are outside of the study area, as is any urban area which is not in a residential zone.</p> <p>As outlined in Planning Practice Note 90, new development should respect the existing neighbourhood character or contribute to a preferred neighbourhood character.</p> <p>It is important that preferred neighbourhood character statements are ‘forward-looking’ so that if an area is identified for increased housing growth (e.g the MAC’s consistent with State planning policy), the growth is not undermined by neighbourhood character policies that seek to maintain the existing neighbourhood character or introduce a new character that would not allow the MAC (for example) to effectively accommodate future growth.</p>	<p>The draft strategy is on the right track, but the cut out/intrusion of the Stanton Drv area being designated as Garden Court 2 where it is mostly surrounded by Bush Residential 2 is ridiculous. The entire area around Dering and Fyffe Streets, including the land directly impacting the existing residents of those streets, such as Stanton Drv, should be classed as Bush Residential 1 or 2. We do not need or want a plot of medium to high density housing inserted into this area. As I have previously raised, the infrastructure does not allow for this, our house values will be impacted negatively and another long term construction would also negatively effect the ability to enjoy the quiet ambiance of these streets.</p>	<p>Response will be referred i.e. NCT allocated, however the NCT’s identified in the draft NCS do not identify a preference for dwelling densities. That is not the role of the NCS. Refer to Officer response to survey response 73B noting the role of the NCS.</p>	Yes	No	Yes – review NCT allocated Garden Court 2 for Station Drive Diamond Creek and surrounds.	Agree this has merit - NCT area for Stanton Drive has been reallocated to Bush Residential 2. Area is a bushy setting, featuring predominantly post-war and modern dwellings, more formally landscaped gardens, sealed roads etc
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81.0	██████████	Bush Residential 1	I was very unsatisfied with the character area allocated to this address because I believe that trying to characterise all houses and gardens in the area as the same and then requiring future developments to meet those requirements will stifle the town.	Refer to Ethos to review NCT allocation. Note that respecting neighbourhood character does not mean limiting the scope of design interpretation and innovation, or mimicry or pattern book design. Instead, it means designing the development to respond to the features and characteristics identified as preferred attributes of the neighbourhood. ‘Planning Practice Note 43 - Understanding Neighbourhood Character’	I am very unsatisfied because I think that the preferred character statement, objectives and design guidelines will all continue to limit growth in the area, forcing out younger people and families while only allowing in wealthy newcomers. The purpose of the Neighbourhood Character Strategy is to identify existing character types, their morphology and locations, along with providing guidance for any preferred changes to the Neighbourhood Character. The Housing Strategy has regard to the Neighbourhood Character Strategy in determining any change areas required to facilitate a local government areas growth, noting that Nillumbik is predicted to have a comparatively minimal population increase in the future and a new Housing Strategy (current Council Plan action) will plan for appropriately accommodating such. Housing affordability will be considered as an objective in the new Housing Strategy consistent with requirements of the Planning and Environment Act, and Plan Melbourne. Notably for Nillumbik much of future modest growth, again consistent with State planning policy context is supported in the Major Activity Centres (Eltham and Diamond Creek) where access to services, amenity and public transport are most optimal in comparison to residential areas.	I understand that many of the older residents of the shire feel strongly that the shire should continue to look ‘the same’ as when they moved here and feel the they have the right to dictate how development occurs in the future, but I think this neglects the fact that the shire has already changed a great deal, arguably for the better. The shire is no longer just farms and orchards as it once was, it is now a place for many families to raise their children and enjoy being close to both nature and life’s amenities. As those who moved here have children and grandchildren, I think that it is a terrible shame that many of these children and grandchildren cannot continue to live in the shire due to the lack of housing diversity and the resulting lack of affordable housing. Similarly, I think it is a great shame that the resulting increase in property values has led to many people moving into the shire who don’t tend to share the same small town community values of those raised here. It is in this way that I think strategies such as this one that aim to keep the shire looking and feeling the same do the exact opposite, leaving a shire that is rapidly ageing and being filled with less community minded people.	Taken as a statement noting officer response to survey response 81B.	Yes	No	Yes – review NCT allocated Bush Residential 1 for ██████████ Kangaroo Ground – St Andrews Road, Panton Hill	Kangaroo Ground and surrounds reviewed, no change required - streetscapes reflect BR1 characteristics high levels of vegetation screening dwellings from view, presence of unsealed roads, predominantly gable roof forms etc

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82.0		Bush Residential 1	New developments of start white, 3 storey dwellings not set back are already occurring in this location, setting a precedent in conflict with the "preferred character"	Taken as a statement.	Satisfied if the guidelines and objectives are adhered to, but unsure if this can be done when precedents are already established with very new builds	Taken as a statement.	I wonder why large swathes of land are excluded from the Strategy in the rural sections outside of Bush Residential 1 zones? I am concerned this means that in the absence of a Strategy, building and development can occur without oversight and result in unfit dwellings, setbacks, style, number of dwellings	Refer to Officer response to survey response 75A noting only the residentially zoned land within the Shire are included within the Strategy's study area – this does not include areas outside of the Urban Growth Boundary (the Green Wedge).	No	No	No	n/a
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