

Nillumbik Shire Council

Nillumbik Neighbourhood Character Strategy

Stage 1 Consultation Findings Report

Final Draft
26 May 2022

Acknowledgement

Nillumbik Shire Council respectfully acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and Custodians of the Country on which Nillumbik is located. We pay respect to Elders past, present and emerging; and extend that respect to all First Nations People. We respect the enduring strength of the Wurundjeri Woi-Wurrung and acknowledge that sovereignty was never ceded.

| | |
|---|---|
| Document title | Nillumbik Neighbourhood Character Strategy – Stage 1 Engagement Consultation Findings Report |
| Version | Final Draft |
| Date | 26 May 2022 |
| Prepared by | Robyn Cochrane, CEO/Director, Cochrane Research Solutions Angela Walter, Principal Consultant, Chatterbox Projects |
| Approved by | Sam Walsh, Director, Chatterbox Projects |
| ChatterBox Projects Pty Ltd ABN: 40 403 533 235 | |
| Email | info@chatterboxprojects.com.au |
| Web | chatterboxprojects.com.au |
| Copyright and disclaimer The materials presented in this report are for information purposes only. The information is provided solely on the basis that readers will be responsible for making their own assessments of the matters discussed. Readers are advised to verify all relevant representations, statements, and information and to obtain independent advice before acting on any information contained in or in connection with this report. While every effort has been made to ensure that the information is accurate, Chatterbox Projects will not accept any liability for any loss or damages that may be incurred by any person acting in reliance upon the information. | |

Partners



Contents

| | | |
|----------|---|------------|
| 1 | Executive summary | 4 |
| 1.1 | Overview of engagement activities | 5 |
| 1.2 | Overview of participation and participation profile | 7 |
| 1.3 | Key findings | 8 |
| 2 | Project background and engagement overview | 12 |
| 2.1 | Background and purpose | 12 |
| 2.2 | Engagement overview and program | 13 |
| 2.3 | Overview of participation | 15 |
| 3 | Description of participation profile | 16 |
| 3.1 | Gender of participants | 16 |
| 3.2 | Age of participants | 16 |
| 3.3 | Main connection to Nillumbik (live, work or visit/play) | 17 |
| 3.4 | Residential township/locality | 18 |
| 3.5 | Diversity and other characteristics of participants | 19 |
| 4 | Findings from the analysis of the community feedback | 20 |
| 4.1 | Introduction | 20 |
| 4.2 | Diamond Creek | 22 |
| 4.3 | Eltham | 29 |
| 4.4 | Eltham North | 40 |
| 4.5 | Greensborough | 46 |
| 4.6 | Hurstbridge | 51 |
| 4.7 | North Warrandyte | 60 |
| 4.8 | Panton Hill | 66 |
| 4.9 | Plenty | 71 |
| 4.10 | Research | 76 |
| 4.11 | St Andrews | 80 |
| 4.12 | Wattle Glen | 86 |
| 4.13 | Yarrambat | 93 |
| 4.14 | General feedback – overall Shire, unspecified study area | 98 |
| 5 | Insights from Council Advisory Committees | 100 |
| | Appendix 1. Engagement survey | 103 |

1 Executive summary

ChatterBox Projects was engaged, in partnership with Ethos Urban, to plan and deliver engagement activities to seek community feedback to inform the development of a draft Neighbourhood Character Strategy for Nillumbik Shire.

The purpose of the Strategy is to identify a preferred neighbourhood character for each residential area of the Shire and to provide guidelines that require future development to support that character.

Neighbourhood character is essentially how an area looks and feels and the qualities that make that area distinct from others. It includes elements like:

- Vegetation (like gardens, trees, plants, bush)
- Built form (how buildings/homes look)
- Street layout (configuration, subdivision pattern)
- Heights of buildings and homes
- Streetscape (how the street/road looks)
- Setbacks (how far buildings/homes are set back from the street)
- Front fencing and footpaths
- Topography (mountains, hills, creeks etc.)
- Views

Developing a Neighbourhood Character Strategy was identified as a priority action in the Nillumbik Council Plan 2021-2025 and is required to reflect changes to State Government policy and planning reforms regarding residential growth and development that have occurred over recent years.

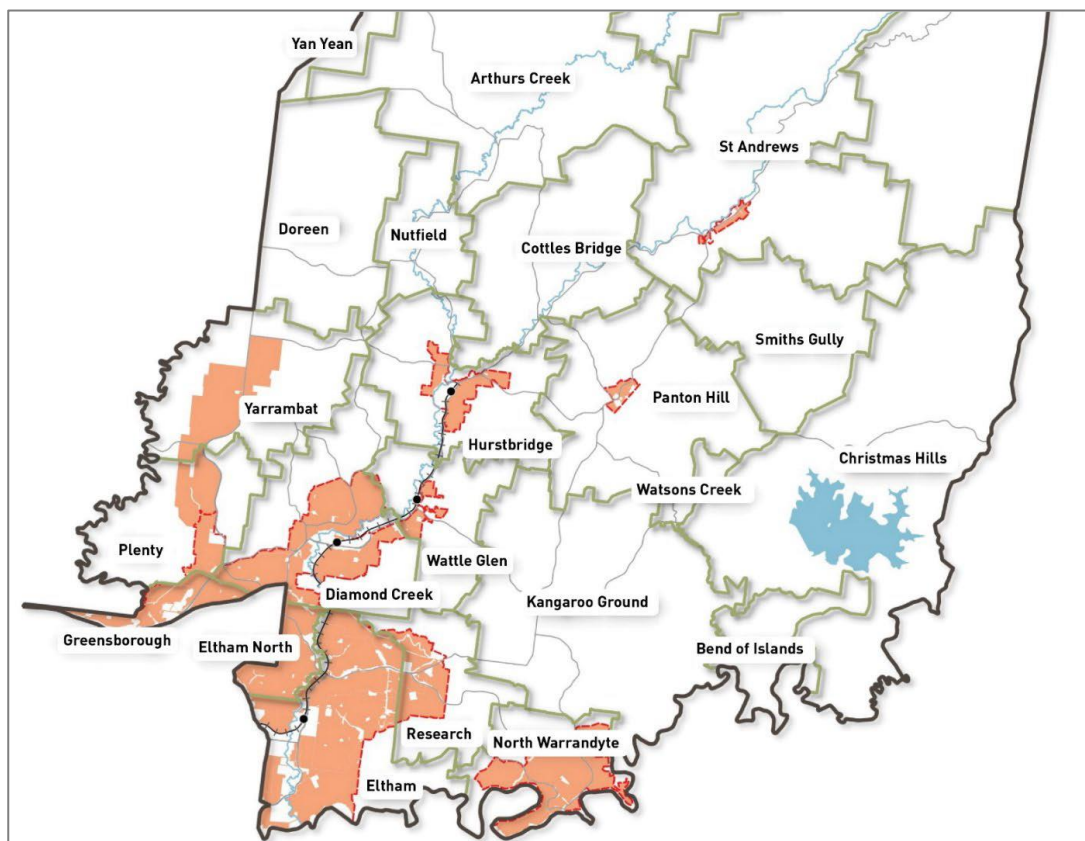
The development of the Strategy will replace the existing 'Neighbourhood Character Study: Residential Design Guidelines' prepared in 2001 (amended in 2003) and once finalised, will also help to inform any future Nillumbik Housing Strategy and Residential Development Framework.

The new Strategy aims to strengthen Council's ability to protect the character of the Shire's residential areas, including its rural townships, and provide greater clarity to landowners, developers, architects, designers, State Government and the community about what constitutes neighbourhood character as well as provide guidance regarding the appropriate placement and design of new buildings and homes.

The areas covered by the Strategy include all residential land within the General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ), Mixed Use Zone (MUZ), Low Density Residential Zone (LDRZ) and Township Zone (TZ).

These residential areas are more likely to experience change and growth into the future and therefore need guidelines in place to ensure any new development is respectful of the identified preferred neighbourhood character.

The map on the following page shows the residential areas included within the scope of the project.



To develop the Strategy, background research is being undertaken by Ethos Urban, including reviewing the strategic context (both local and State planning policies) and assessing each residential area to determine the key character attributes which are to inform preferred character statements and design guidelines.

Community input is an essential part of this process and has guided this first round of engagement; which involved asking the community what they love and value about their neighbourhoods; how they would describe the neighbourhood character of the relevant residential areas; and how new residential developments should support the preferred character.

Following this first round of engagement, the project involves two further rounds of community consultation:

- community feedback on the draft Neighbourhood Character Strategy (late 2022); and
- A final check-in with the community on the draft Strategy, including any changes proposed in response to the results of the previous round of engagement, before finalisation (mid to late 2023)

1.1 Overview of engagement activities

This first round of community engagement was about championing the Neighbourhood Character Strategy and informing the community about the project including explaining what neighbourhood character is and its role in helping to guide development within the Shire's residential areas. The engagement was also about seeking community input to:

- gain an understanding of what people value;
- how they would describe the character of each area; and
- how new residential developments should support the established or preferred character.

People who live in, work in, and visit Nillumbik were identified as the target population for this engagement. The consultation was open for 6 weeks from 28 March to 8 May 2022.

Engagement activities where people could provide feedback included:

- survey (available in hardcopy and online via Council's Participate Nillumbik engagement platform);
- place-based pop-ups x 3 (Hurstbridge, Diamond Creek & Eltham);
- email/written submissions; and
- Council Community Advisory Committee meetings x 4 (Environment and Sustainability, Inclusion and Access, Positive Ageing, Youth Council).

These engagement activities were supported by a range of communication activities including:

- information on Council's Participate Nillumbik engagement platform including a virtual walking tour video, project summary fact sheet, FAQ's, map of the study area, and key milestone dates;
- information in Nillumbik News/e-News and other relevant Council newsletters;
- regular 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 and high-traffic local destinations (e.g. post offices and shops);
- direct notification to relevant community groups;
- promotion on community newsletters, such as school newsletters; and
- promotion through Council's advisory committees, community groups etc.

1.1.1 The survey

The survey was available in hard copy and online via the Participate Nillumbik website. The survey provided an introduction and background to the project and included a map to show the neighbourhood character study areas.

The survey obtained demographic details of respondents and included the following questions:

- Select the area/ areas/ street that you would like to comment on
- Describe the character of this neighbourhood now (in five words or less)
- What do you like about the neighbourhood character of this area?
- Are there any features that make this neighbourhood different or unique?
- How could new development in this neighbourhood be designed to enhance or improve the neighbourhood character?

Survey respondents could comment on up to two neighbourhood character areas.

1.1.2 Place based Pop-ups

The engagement program included three (3) place based community pop-ups. These were held:

1. Sunday 3 April, from 9am – 2pm at the Hurstbridge Farmers Market
2. Saturday 9 April, from 9am – 1.30pm at the Diamond Creek Regional Play Space
3. Sunday 10 April, from 8.30am – 12.30pm at the Eltham Farmers Market

The pop-ups were designed to encourage and invite people to learn about the project, talk about neighbourhood character, ask questions and provide their feedback both via the pop-up engagement tools and via a hard copy survey. The pop-ups were held in busy high-traffic locations to intercept a wide range of community members and include those who may not normally engage with Council.

Feedback at the pop-ups could be provided via hard copy surveys, 2 Chatboards and a voting pod.

The Chatboards (where people can write their responses on a board with chalk) asked:

- What do you love and value now about the character of this neighbourhood? (Where the pop-up was being held – Hurstbridge, Diamond Creek or Eltham); and
- How could new development in this neighbourhood be designed to enhance or improve the neighbourhood character? (Where the pop-up was being held – Hurstbridge, Diamond Creek or Eltham).

The voting pod (where people can select an option by placing a ball into a tube) asked how much people loved and valued the character of the neighbourhood where the pop-up was being held. This tool provided an interactive way of getting people to think about neighbourhood character and start a conversation while still providing data for the project.

The pop-ups were developed to reflect the questions in the survey to ensure consistency in data collection and analysis.

1.2 Overview of participation and participation profile

The engagement activities were effective in obtaining feedback from a total of 578 people with:

- 312* people filling in and submitting a survey;
- 20* people making written submissions;
- 220 participating in the 3x place-based pop-ups; and
- 26 participants in the 4x Council Advisory Committee meetings.

*Please note the number of survey responses and written submissions includes a reclassification of feedback provided by two participants. Some individuals may have participated in more than one engagement activity.

In addition, the communications activities were effective in reaching approximately over 4,000 people with:

- 2,689 visitors to the Participate Nillumbik project page – with 310 contributors and 61 followers; and
- 1,678 people directed to the project page via social media posts.

Participant demographic data was captured via the online and hard copy surveys (312). Almost all survey respondents reported living in Nillumbik (indicated across two question). 93% said their main connection to the area was 'living in Nillumbik' and 95% said they reside in a township/locality within the Nillumbik Shire.

Many survey respondents (67%) indicated they reside in Eltham (122), followed by Eltham North (35), Hurstbridge (28) and Diamond Creek (25).

Other details provided by the survey respondents included:

- Gender: Females, Males and Self-describe were represented. Females were particularly engaged (198 or 63%).
- Age: All age groups were represented except for 85 years and older. Many respondents identified as 35 to 49 years (90 or 29%).
- Connection: In addition to the 93% that indicated they live in Nillumbik, some participants also indicated a connection to a range of groups including Council's Advisory Committees (Environment and Sustainability; Inclusion and Access; Positive Ageing; and Youth Council); Clean Energy Nillumbik; Hurstbridge Community Voice; Nillumbik Mudbrick Association Inc.; Roads and Roadside Ecology (RARE) Northern Nillumbik; Stringy Bark Community Nursery; Wattle Glen Residents' Association Inc.; and Wildlife Advocates of Nillumbik.
- Diversity characteristics: Some participants identified as a Person with a disability (9), Person speaking English as a second language (9); LGBTQI+ (8) and/or Person of Aboriginal or Torres Strait Island descent (6).

1.3 Key findings

When looking at community feedback about neighbourhood character across the whole of Nillumbik Shire, some clear themes emerged.

What people liked most about the neighbourhood character across all areas was the vegetation. This included trees, tree canopy, habitat, wildlife corridors, green wedge and natural bushland/ bushy areas. When asked to indicate what people liked about neighbourhood character, 'Vegetation' was selected the most (96%) out of a list of eight options.

The next highest selections from the list of the eight options were:

- Topography, (hills and waterways) (74%);
- Setbacks (large setbacks) (72%); and
- Views (outlook of trees and bush) (72%).

Other strong themes that emerged about what people like about neighbourhood character across all areas included:

- larger blocks and a sense of openness or open spaces;
- low density and low heights;
- heritage, historical, older look and feel of buildings and houses;
- use of natural materials so dwellings blend into the natural environment; and
- rural, country, township, village feel.

These themes were reflected in the feedback about how new development could be designed to enhance or improve neighbourhood character? People indicated that they wanted new development to be designed to:

- protect, enhance and increase vegetation, trees, habitat, wildlife corridors;
- respect current look and feel including older homes and small-town rural feel; and
- use natural materials and colours.

People also indicated they wanted to keep larger blocks and setbacks, low density, low heights and minimal subdivisions.

The below table (Table 1) provides an overview of the feedback received for each neighbourhood area including the number of comments received (via the survey). There were 369 separate comments or pieces of feedback received via the survey with the most comments being about Eltham (149), followed by Hurstbridge (45), Eltham North (40), and Diamond Creek (38).

The number of comments for each neighbourhood was determined by coding or sorting them into relevant neighbourhood character areas and then counting them.

Table 1. Overview of feedback for each neighbourhood

| Area | No of comments | Notes |
|---------------|----------------|---|
| Eltham | 149 | <p>What people like/ what is unique about the neighbourhood character: vegetation, trees, canopy trees; the views; topography (hills and waterways); larger setbacks and blocks; low heights; older and diverse housing types (including mud brick); use of natural building materials; rural style paths/ roads; and the area having a rural, country, township feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect trees, canopy trees, corridors and vegetation; new developments to include new vegetation and gardens; development to respect current architecture/ green leafy character; integrate homes into the landscape and use natural materials; retain low or no fencing; minimise subdivisions; keep larger blocks and setbacks; prioritise low rise/ single storey and low density</p> |
| Hurstbridge | 45 | <p>What people like/ what is unique about the neighbourhood character: vegetation, trees, habitat; topography; larger setbacks and blocks; mix of landscapes – rural, village, grazing, equine and open space; the views (tree canopy); low heights and single dwellings; historical/ heritage buildings; use of natural materials (mud brick, wood); minimal fencing; informal paths and the area having a rural, country, township feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect trees, canopy trees; new developments to be respectful of existing small town feel; retain low density, low heights, large blocks, rural hobby farms and grazing land; preserve heritage features; limit subdivisions; use natural materials</p> |
| Eltham North | 40 | <p>What people like/ what is unique about the neighbourhood character: vegetation, trees, canopy trees; topography (hills); larger setbacks and blocks; the views; low heights and single dwellings; older and diverse housing types (including mud brick, wood, stone); use of natural building materials; minimal fencing; and the area having a rural, country, township feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect trees, canopy trees, large gardens and habitat; new developments to include new vegetation and trees; integrate development into surrounding landscape; limit subdivisions; keep larger blocks and setbacks; prioritise low rise/ single storey and low density</p> |
| Diamond Creek | 38 | <p>What people like/ what is unique about the neighbourhood character: vegetation, trees; the views; topography; larger setbacks and blocks;</p> |

| Area | No of comments | Notes |
|------------------|----------------|---|
| | | <p>large spaces/ open space; low heights; older homes; and the area having a rural, country, village feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect trees and vegetation; new developments to include new vegetation; retain old homes; minimise subdivisions; keep larger blocks and setbacks; prioritise low rise/ single storey</p> |
| Wattle Glen | 19 | <p>What people like/ what is unique about the neighbourhood character: vegetation, green wedge, trees, bushland; the views; topography; larger setbacks and blocks; lower heights (not built up); and the area having a rural, country feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect trees; keep larger blocks, setbacks and lower heights; development to integrate with rural/ rustic character; improve roads/ paths</p> |
| North Warrandyte | 14 | <p>What people like/ what is unique about the neighbourhood character: vegetation, natural bushland, the views (trees/ bush); topography (hills/ waterway); low density; low height; minimal development; larger setbacks and natural bushy blocks; open space; and the area having a rural, country, village feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect trees, bush and vegetation; new developments to be small scale; low rise; set back and use natural materials</p> |
| Panton Hill | 14 | <p>What people like/ what is unique about the neighbourhood character: vegetation, trees, green wedge; topography; larger blocks; historical character (gold rush/ fires); views; mix of land uses – grazing, equine, rural; and the area having a rural, country feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Retain hobby farms and grazing land; allow some mix of housing types; improve paths/ trails</p> |
| Research | 12 | <p>What people like/ what is unique about the neighbourhood character: trees, large trees, bush setting, large gardens with wildlife; topography (hills/mountains); larger setbacks and natural bushy blocks; variety of areas like farmland, rural, grazing, wineries; use of natural building materials; no formal/ unsealed roads; and the area having a rural, country feel</p> |

| Area | No of comments | Notes |
|---------------|----------------|--|
| | | How can new development be designed to enhance or improve the neighbourhood character? Retain and increase trees, bush, vegetation, gardens; retain current setbacks, form and development to respect current building height/ size; prevent on-street parking |
| Plenty | 10 | <p>What people like/ what is unique about the neighbourhood character: vegetation, the Gorge; natural areas; open spaces; large blocks; views; topography (hills); setbacks; and the area having a rural, township, country feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Retain trees, native vegetation; increase vegetation cover; retain rural character; limit subdivision/ heights, retain setbacks and open spaces; improve walkways and paths</p> |
| St Andrews | 10 | <p>What people like/ what is unique about the neighbourhood character: natural bushland; large bush blocks; mix of uses – paddocks, working farms, residences; views; topography; informal unsealed roads; and the area having a rural, country feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Protect green wedge; protect wildlife; no subdivisions; small scale only; use natural materials; improve roads</p> |
| Yarrambat | 10 | <p>What people like/ what is unique about the neighbourhood character: trees, hobby farms, bush; native front gardens; views, topography; large blocks and setback; low density; and the area having a rural, country feel</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Maintain gum trees, tree canopy; diversity of housing; large block sizes</p> |
| Greensborough | 8 | <p>What people like/ what is unique about the neighbourhood character: vegetation, trees, gardens; open spaces; the views and street layout</p> <p>How can new development be designed to enhance or improve the neighbourhood character? Limit new development and heights</p> |

2 Project background and engagement overview

2.1 Background and purpose

Nillumbik Shire Council is developing a Neighbourhood Character Strategy. The purpose of the Strategy is to identify a preferred neighbourhood character for each residential area of the Shire and to provide guidelines that require future development to support that character.

Neighbourhood character is essentially how an area looks and feels and the qualities that make that area distinct from others. It includes elements like:

- Vegetation (like gardens, trees, plants, bush)
- Built form (how buildings/homes look)
- Street layout (configuration, subdivision pattern)
- Heights of buildings and homes
- Streetscape (how the street/road looks)
- Setbacks (how far buildings/homes are set back from the street)
- Front fencing and footpaths
- Topography (mountains, hills, creeks etc.)
- Views

Developing a Neighbourhood Character Strategy was identified as a priority action in Council's 2021-2025 Council Plan and is required to reflect changes to State Government policy and planning reforms that have been occurring over recent years.

The development of the Strategy will replace the existing 'Neighbourhood Character Study: Residential Design Guidelines' prepared in 2001 (amended in 2003) and once finalised, will also help to inform any future Nillumbik Housing Strategy.

The new Strategy aims to strengthen Council's ability to protect the character of the Shire's residential areas, including within its rural townships, and provide greater clarity to landowners, developers, architects, designers, State Government and the community about what constitutes neighbourhood character and appropriate placement and design of new buildings and homes.

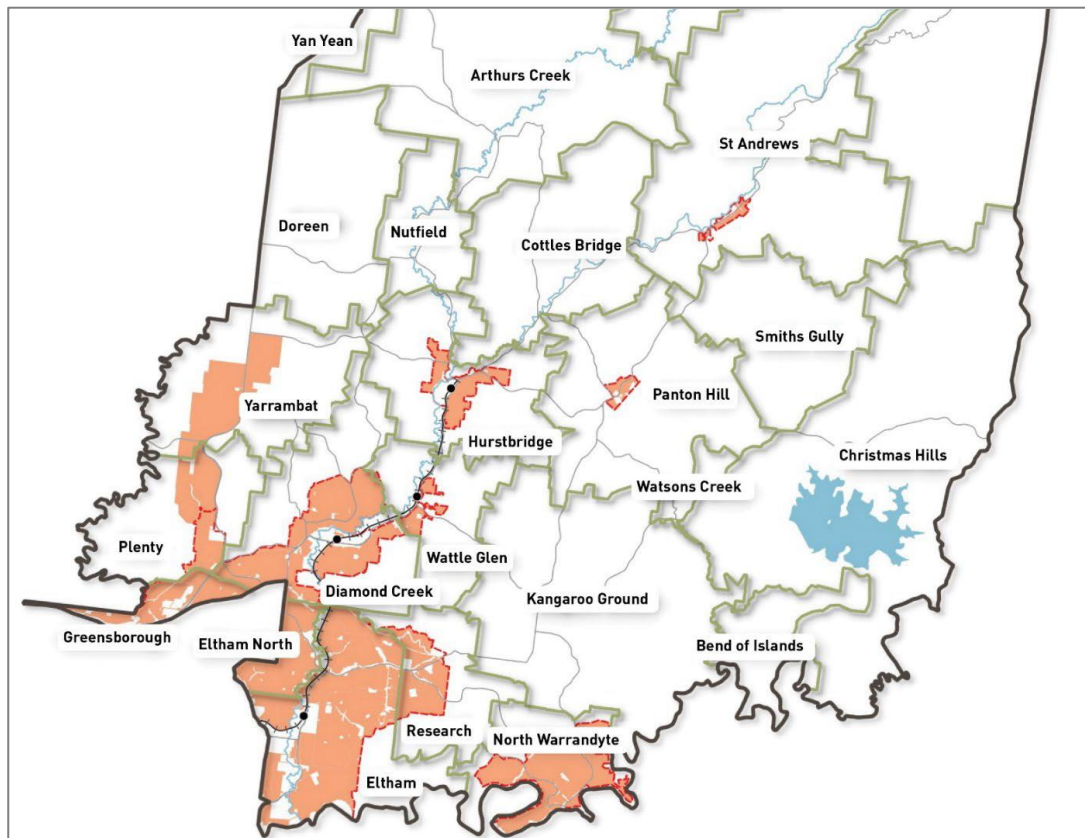
To develop the Strategy, background research will be undertaken by Ethos Urban, including reviewing the strategic context (both local and State planning policies) and assessing each residential area to determine the key character attributes which are to form neighbourhood character statements and guidelines. Community input into understanding the character of each area is an essential part of the process.

The areas covered by the Strategy include all residential land within the General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ), Mixed Use Zone (MUZ), Low Density Residential Zone (LDRZ) and Township Zone (TZ).

These residential areas are more likely to experience change and growth into the future and therefore need guidelines in place to ensure any new development is respectful of the relevant neighbourhood character.

Figure 1 shows the residential areas included within the scope of the project.

Figure 1. Nillumbik Neighbourhood Character Study Area



2.2 Engagement overview and program

This first round of community engagement was about championing the Neighbourhood Character Strategy and informing the community about the project including explaining what neighbourhood character is and its role in helping to guide development within the Shire’s residential areas. The engagement was also about seeking community input to:

- gain an understanding of what people value;
- how they would describe the character of each area; and
- how new residential developments should support the established or preferred character.

People who live, work and play in Nillumbik were identified as the target population for this engagement. The consultation was open for 6 weeks from 28 March to 8 May 2022.

ChatterBox Projects was engaged, in partnership with Ethos Urban, to plan and deliver the engagement activities and to analyse and report on the community feedback.

Engagement activities where people could provide feedback included:

- survey (available in hardcopy and online via Council’s Participate Nillumbik engagement platform) – see Appendix 1 Consultation Survey;
- email/ written submissions;
- place-based pop-ups x3 (Hurstbridge, Diamond Creek, and Eltham); and
- Council Advisory Committee meetings x4 (Environment and Sustainability, Inclusion and Access, Positive Ageing, Youth Council).

These engagement activities were supported by a range of communication activities including:

- information on Council's Participate Nillumbik engagement platform including a virtual walking tour video, project summary fact sheet, FAQ's, map of the study area, and key milestone dates;
- information in Nillumbik News/e-News and other relevant Council newsletters;
- regular 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 and high-traffic local destinations (e.g. post offices and shops);
- direct notification to relevant community groups;
- promotion on community newsletters, such as school newsletters; and
- promotion through Council's advisory committees, community groups etc.

2.2.1 Place based Pop-ups

The engagement program included three (3) place based community pop-ups. These were held:

1. Sunday 3 April, from 9am – 2pm at the Hurstbridge Farmers Market
2. Saturday 9 April, from 9am – 1.30pm at the Diamond Creek Regional Play Space
3. Sunday 10 April, from 8.30am – 12.30pm at the Eltham Farmers Market

The pop-ups were designed to encourage and invite people to learn about the project, talk about neighbourhood character, ask questions and provide their feedback both via the pop-up engagement tools and via a hard copy survey. The pop-ups were held in busy high-traffic locations to intercept a wide range of community members, include those who may not normally engage with Council.

Feedback at the pop-ups could be provided via hard copy surveys, 2 Chatboards and a voting pod.

The Chatboards (where people can write their responses on a board with chalk) asked:

- What do you love and value now about the character of this neighbourhood? (where the pop-up was being held – Hurstbridge, Diamond Creek or Eltham); and
- How could new development in this neighbourhood be designed to enhance or improve the neighbourhood character? (where the pop-up was being held – Hurstbridge, Diamond Creek or Eltham).

(The data analysis from these questions has been included in an additional column in the relevant tables under the suburbs of Hurstbridge, Diamond Creek and Eltham in Section 4 of the report).

The voting pod (where people can select an option by placing a ball into a tube) asked how much people loved and valued the character of the neighbourhood where the pop-up was being held. This tool provided an interactive way of getting people to think about neighbourhood character and start a conversation while still providing data for the project.

The pop-ups were developed to reflect the questions in the survey to ensure consistency in data collection and analysis.

2.3 Overview of participation

The engagement activities were effective in seeking feedback from 578 participants. As shown in Table 2 below, the number of visitors to the Participate Nillumbik project page and clicks to the project page from social media posts was far greater. An overview of participation outcomes is presented below.

Table 2. Overview of communication and engagement activities with participation outcomes

| Communication and engagement methods | Participation outcomes |
|---|------------------------|
| Engagement activities | |
| Survey (online and hard copy) | 312* |
| Written submissions | 20* |
| 3 x place-based pop-ups | 220 |
| 4 x Council Advisory Committee meetings | 26 |
| TOTAL | 578 |
| Communications activities (inform and raise awareness) | |
| Visitors to Participate Nillumbik project page | 2,689 |
| Contributors and number of contributions to the project page | 310 (325) |
| Followers of the Participate Nillumbik project page | 61 |
| Click through to the project page from social media posts | 1,678 |

*Please note the number of survey responses and written submissions includes a reclassification of feedback provided by two participants. Some individuals may have participated in more than one engagement activity.

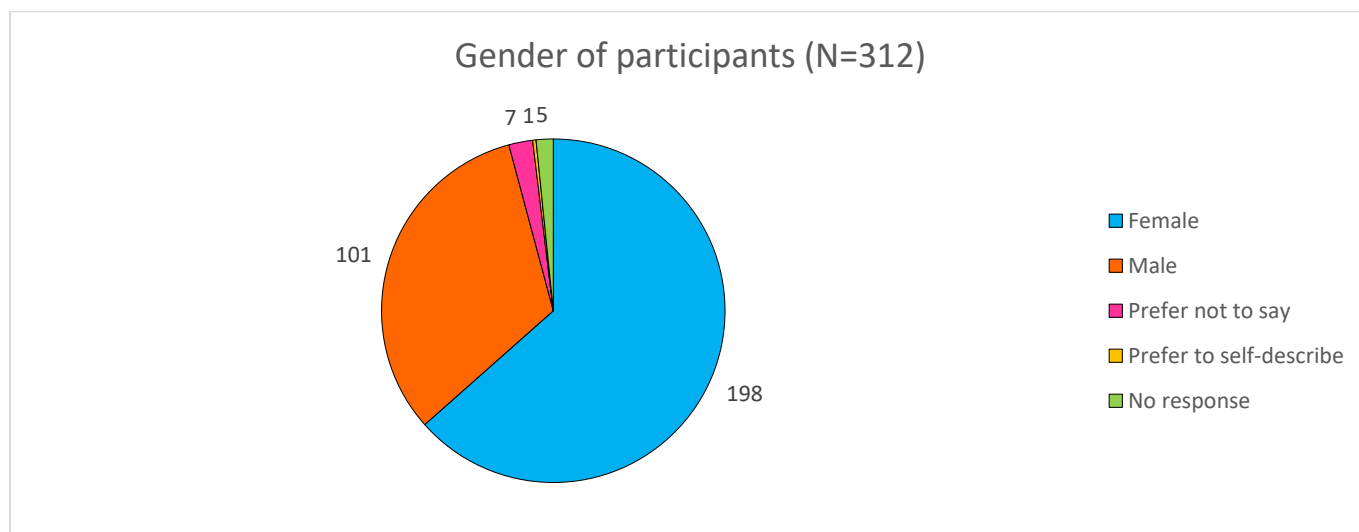


3 Description of participation profile

3.1 Gender of participants

Survey respondents were asked to indicate their gender. As shown in Figure 2, all genders were represented. More respondents identified as Female (198 or 63%) than Male (101 or 32%). The respondent who selected “Prefer to self-describe” reported “Non-binary”. Five respondents did not provide a response.

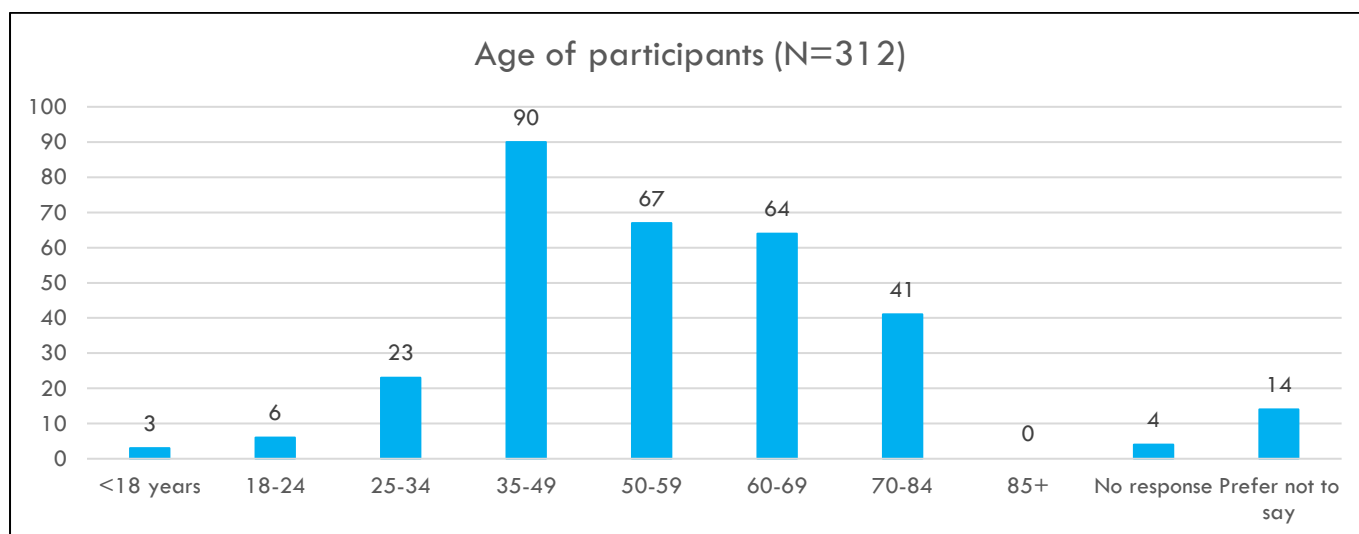
Figure 2. Gender of participants (Survey)



3.2 Age of participants

Survey respondents were asked to indicate their age. As shown in Figure 3, all age groupings were represented except for those aged 85 years and over. Many participants identified as 35 to 49 years (90 or 29%), 50 to 59 years (67 or 21%), and 60 to 69 years (64 or 20%).

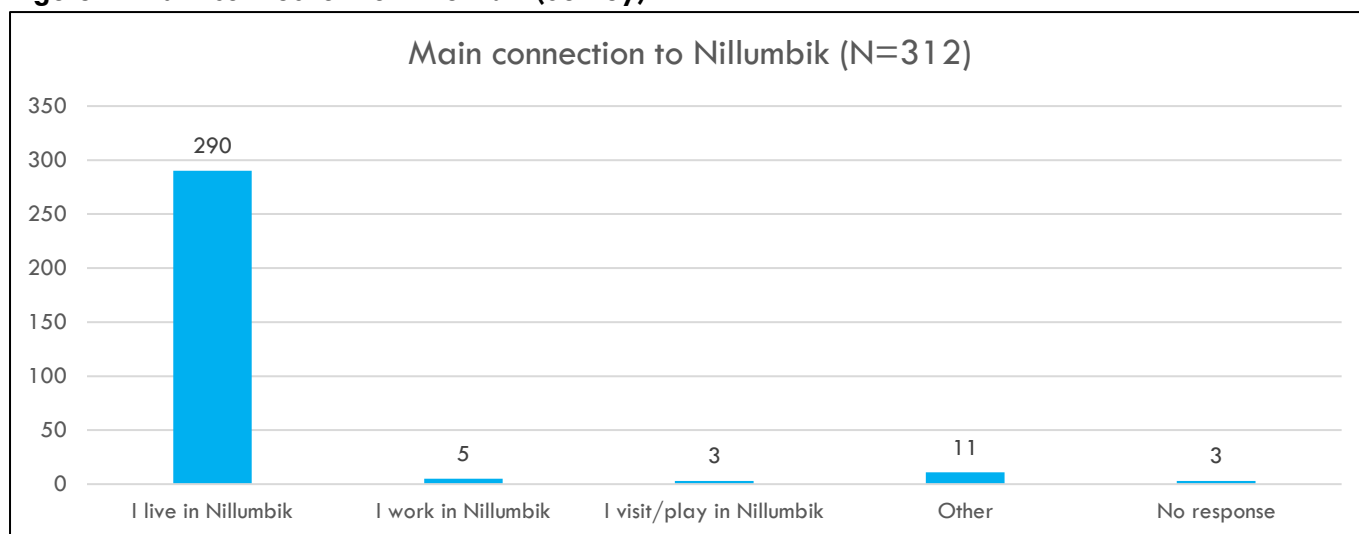
Figure 3. Age of participants (Survey)



3.3 Main connection to Nillumbik (live, work or visit/play)

Survey respondents were asked to indicate their main connection to Nillumbik from a listing of live, work, visit/play and “Other”. All responses options were selected. As shown in Figure 4, the majority reported living in Nillumbik (290 or 93%).

Figure 4. Main connection to Nillumbik (Survey)



The 11 respondents who selected “Other” reported:

- All of the above (2)
- I live in Montmorency so we use Eltham all the time.
- Live and work here (4)
- Live on boundary of Nillumbik/Banyule in Eltham Nth. Volunteer for many things in Nillumbik. 48 years in Nillumbik
- Lived in area most of my life
- School
- Used to live there, grew up in the area and have connections, family now lives there

In relation to **written submissions** and **Council Advisory Committee** meetings, individuals with the following connections participated:

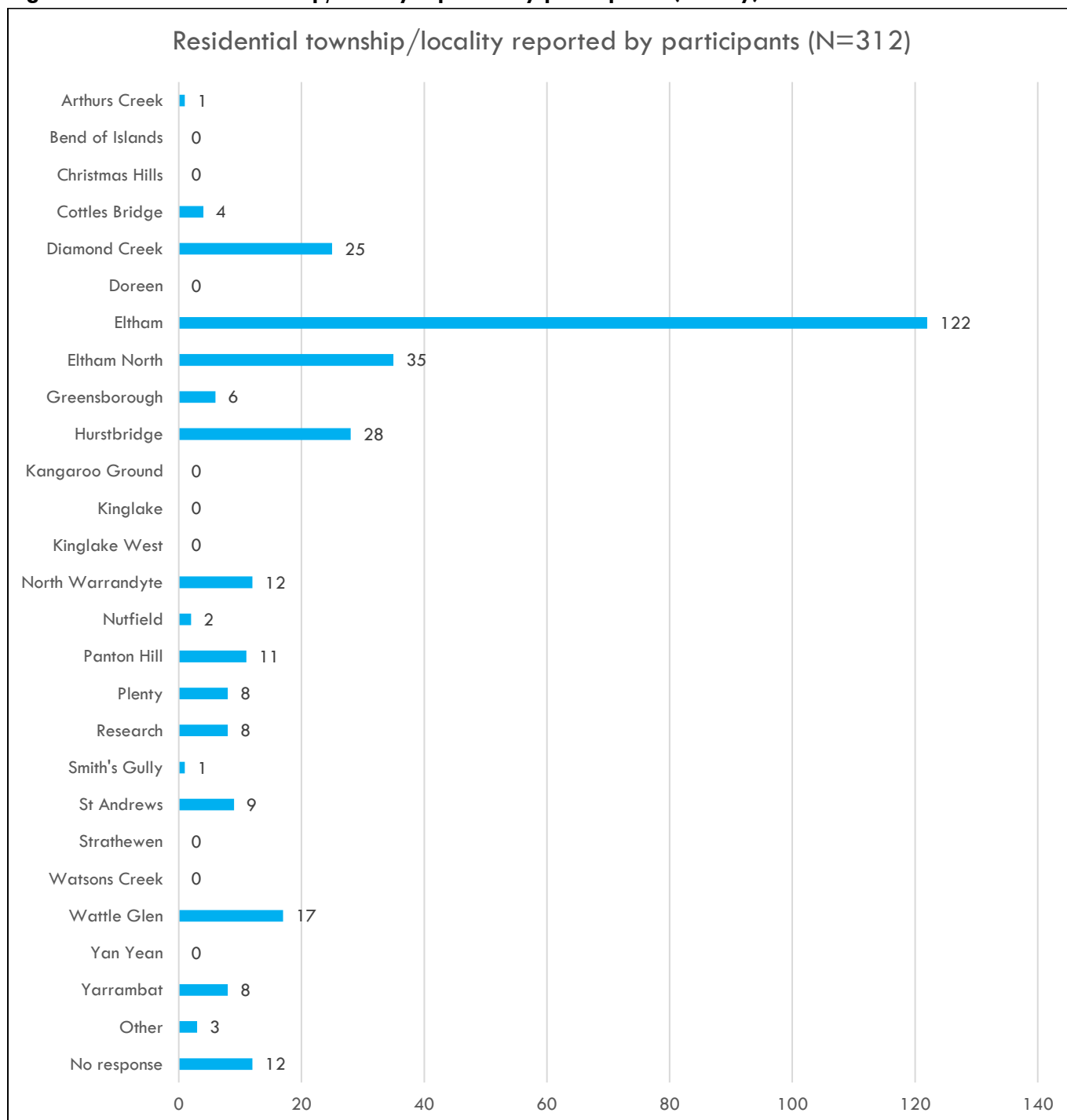
- Clean Energy Nillumbik
- Hurstbridge Community Voice
- Nillumbik Mudbrick Association Inc.
- Roads and Roadside Ecology (RARE) Northern Nillumbik
- Stringy Bark Community Nursery
- Wattle Glen Residents' Association Inc.
- Wildlife Advocates of Nillumbik)
- Council Advisory Committees (Environment and Sustainability; Inclusion and Access; Positive Ageing; and Youth Council)

3.4 Residential township/locality

Survey respondents were asked to indicate the township/locality where they live. All responses options were selected. 12 respondents did not provide a response to this question.

As shown in Figure 5, 297 (or 95% of) respondents reported living in Nillumbik with many residing in Eltham (122 or 39%). No survey responses were received from Bend of Islands, Christmas Hills, Doreen, Kangaroo Ground, Kinglake, Kinglake West, Strathewen, Watsons Creek or Yan Yean. The three respondents who selected “Other” reported Lower Plenty, Midhurst and Montmorency.

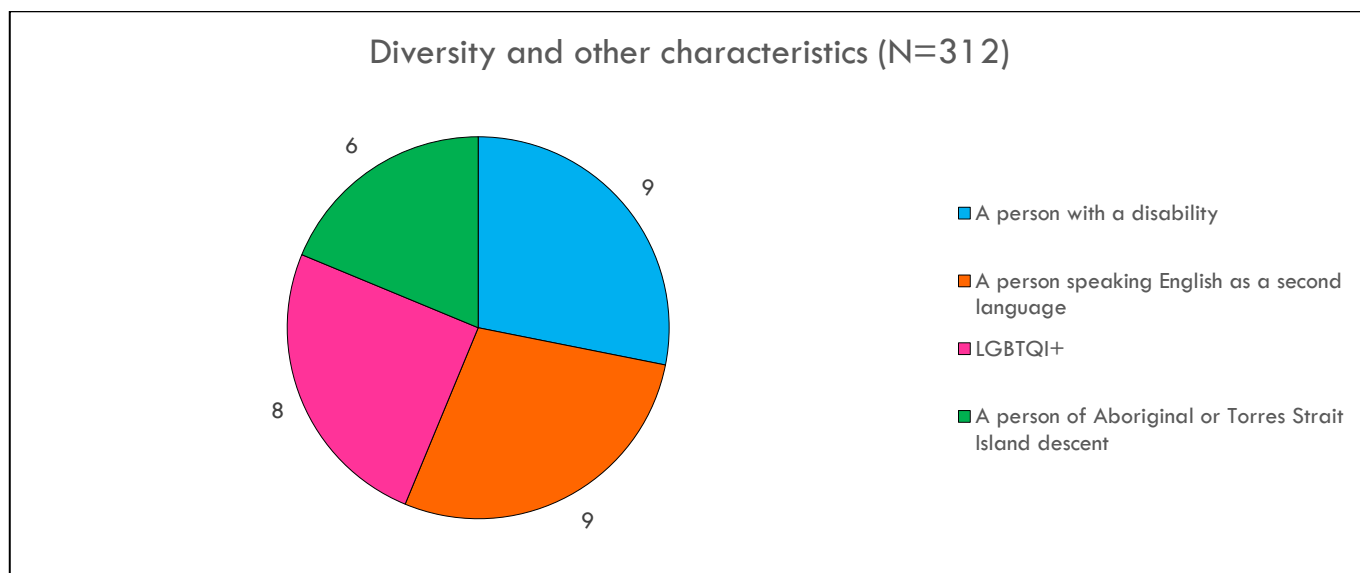
Figure 5. Residential township/locality reported by participants (Survey)



3.5 Diversity and other characteristics of participants

Survey respondents were asked to indicate which diversity characteristics they identified with. As shown in Figure 6, some of the 312 survey respondents identified as a person with a disability, person speaking English as a second language, LGBTQI+ and/or person of Aboriginal or Torres Strait Island descent.

Figure 6. Diversity and other characteristics reported by participants (Survey)



4 Findings from the analysis of the community feedback

4.1 Introduction

This section reports the findings from the analysis of the community feedback gathered via the survey (online and hard copy formats), written submissions and three place-based pop-up engagement activities. Insights from the four Council Advisory Committee meetings are presented separately in Section 5.

Overall, the community feedback provided detailed information; participants described neighbourhood character now, neighbourhood character features that are liked, specific features that make a neighbourhood unique, ways that new development could be designed to enhance or improve neighbourhood character, and some general feedback. The feedback gathered via the place-based pop-up engagement and excerpts from written submissions are presented throughout this section, alongside the most relevant survey findings. This feedback is informative as it elaborates the survey responses. Some individuals may have participated in more than one engagement activity.

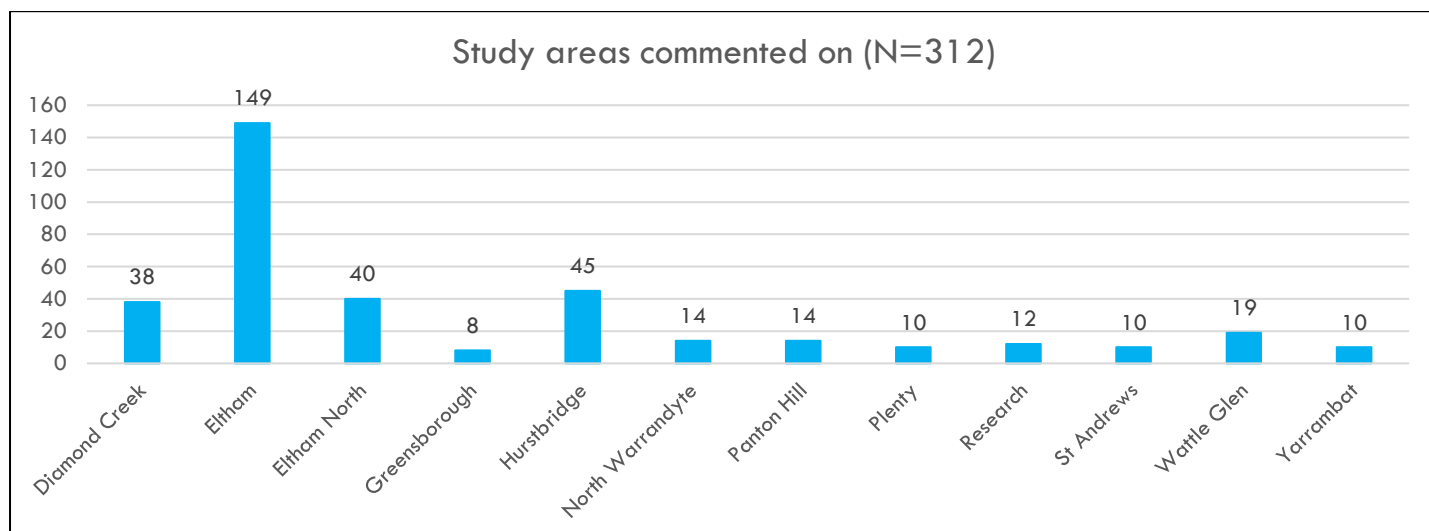
In relation to the analysis approach, responses to the closed-ended questions were tally counted overall and for each specific Study area and are presented as figures. Personalised responses to the open-ended questions were manually analysed and coded in MS Excel. The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. Neighbourhood Character themes attracted no feedback are shaded light grey. For ease of reading, Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

Personalised responses referred to one or more topics and some responses were regarded as referring to topics outside the scope of this consultation (i.e., improvements to sporting grounds). This feedback will be noted by Council and is not included in this report. Themes with summary statements which describe the sentiment in the relevant feedback are presented in tables, accompanied by tally counts.

This section outlines the volume of survey feedback for each Study area and Neighbourhood Character features. Following this, feedback for each specific Study area is presented in alphabetical order. Feedback that referred to the overall Shire or did not specify a Study area is presented in 4.14.

Survey respondents were asked to indicate which neighbourhood (or study area) they would like to comment on and were permitted to comment on one or two neighbourhoods. As shown in Figure 7, the 312 respondents commented on 369 neighbourhoods and all study areas were selected. The area of Eltham attracted the most feedback, followed by Hurstbridge, Eltham North and Diamond Creek. The other study areas received lower levels of feedback. Place-based pop-up engagement activities were conducted in Diamond Creek, Eltham and Hurstbridge and provide additional feedback for those study areas.

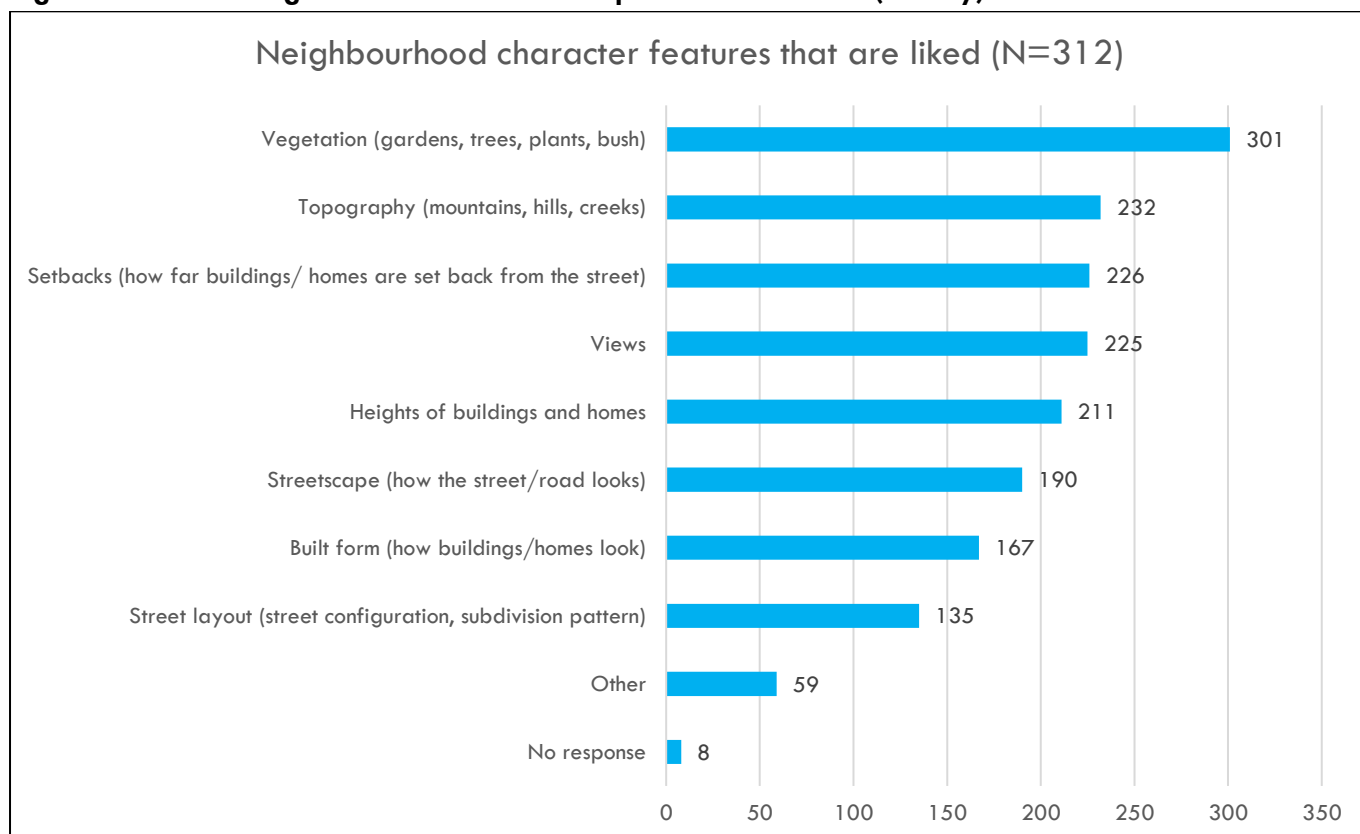
Figure 7. Level of survey feedback for each of the Study areas (Survey)



Survey respondents were asked to indicate which features of the neighbourhood character they like now. Eight respondents did not answer this question.

As shown in Figure 8, respondents selected all features. Most respondents selected Vegetation (301 or 96%), followed by Topography (232 or 74%), Setbacks (226 or 72%) and Views (225 or 72%).

Figure 8. Overall neighbourhood character aspects that are liked (Survey)



The responses for the 59 respondents who selected “Other” are presented verbatim in the relevant Study area throughout this report.

4.2 Diamond Creek

This section presents the findings relating to Diamond Creek. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **38 survey respondents** commented on Diamond Creek. In addition, a place-based pop-up engagement activity was conducted at Diamond Creek which focused on this area. Feedback from the **pop-up participants** as well as relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.2.1 Key highlights for Diamond Creek

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Built form** (1980-1990s style garden city, spread out with big blocks and privacy. Low density family homes, contemporary boxy homes with earthy tones and eaves. Old with limited housing diversity) and **Vegetation** (It is green, green wedge, bushy, beautiful trees, river red gums, lovely gardens, and nature)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: Vegetation; Views; Topography and Setbacks
- When asked how much they love or value the neighbourhood character, many pop-up participants indicated they **Love** or **Like** the neighbourhood character of Diamond Creek
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Vegetation** (The greenery and green wedge look and feel. The beautiful trees, treed areas, river red gums, gardens, vegetation, and bushland) and **Built form** (Relatively low density, homes on big blocks with family friendly outdoor spaces and open green spaces. Some consistency in buildings, older cottages being done up, new contemporary design houses and mud brick homes)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (Retain old homes and maintain consistency. Keep the larger blocks for family homes and backyards, permit the redevelopment of homes. No over-development and no unit and townhouse developments on big blocks, minimum subdivision block size of 400m². Thoughtful house orientation and designs to include eaves, shaded roofs, lighter roofs, broader colour palette) and **Vegetation** (Protect native vegetation, more native vegetation, tree planting and larger gardens as part of new estates to cool blocks and neighbourhoods. Avoid damaging old river red gums and clear dangerous trees on the roadside)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 38 survey respondents, 28 provided the following details in relation to Diamond Creek:

| Street/Area | Street/Area |
|--|--|
| <ul style="list-style-type: none"> ▪ Brimar Close ▪ Chapman Street ▪ Chute Street ▪ Clyde Street ▪ Collard Street new estate ▪ Dering Street ▪ Discovery Drive ▪ Edinburgh Street ▪ Edmonds Street ▪ Everard Street and Ward Street ▪ Everleigh Drive ▪ Fyffe Street ▪ Haley Street and surrounds | <ul style="list-style-type: none"> ▪ Haley street, Wensley Street and Phipps Crescent Heidelberg Kinglake Rd shops ▪ Heidelberg Kinglake Road (2) ▪ Helen Court ▪ Herberts Lane ▪ James Cook Drive/Fraser Street ▪ Lambert street ▪ Main Hurstbridge Road (2) ▪ Main township ▪ Mitchell Court ▪ Orme Road ▪ Reynolds Road and Mt Pleasant Road ▪ River Gum Close and Harmony Drive. |

4.2.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 36 respondents provided a response which referred to one or more topics.

Table 3 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 3, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)



Table 3. Summary of themes and topics describing current neighbourhood character of Diamond Creek (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=36) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) It is green, green wedge, bushy, beautiful trees, river red gums, lovely gardens, and nature | 11 |
| 2 Built form (how buildings or homes look) 1980-1990s style garden city, spread out with big blocks and privacy. Low density family homes, contemporary boxy homes with earthy tones and eaves. Old with limited housing diversity | 14 |
| 3 Street layout and road network (street configuration, subdivision pattern) Car centric, poorly planned streets that are unsafe. Roads need sealing and speed humps | 4 |
| 4 Heights of buildings and homes Single and double storey houses | 2 |
| 5 Streetscape (how the street/road looks) Tree-lined streets, large sidewalks. Improve streetscape and address dangerous trees on roadside | 4 |
| 6 Setbacks (how far buildings/homes are set back from the street) Lack of setbacks, some space between neighbours | 2 |
| 7 Front fencing and footpaths Homes have front fencing | 1 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Family friendly, welcoming and sense of community | 5 |
| Relaxed country town vibe | 4 |
| Semi-rural township feel | 3 |
| City fringe meets bush, urban to rural feel | 3 |
| Rural township feel | 1 |
| Suburban township feel | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Local meeting place*
- *Remnant River Red Gum dominated*

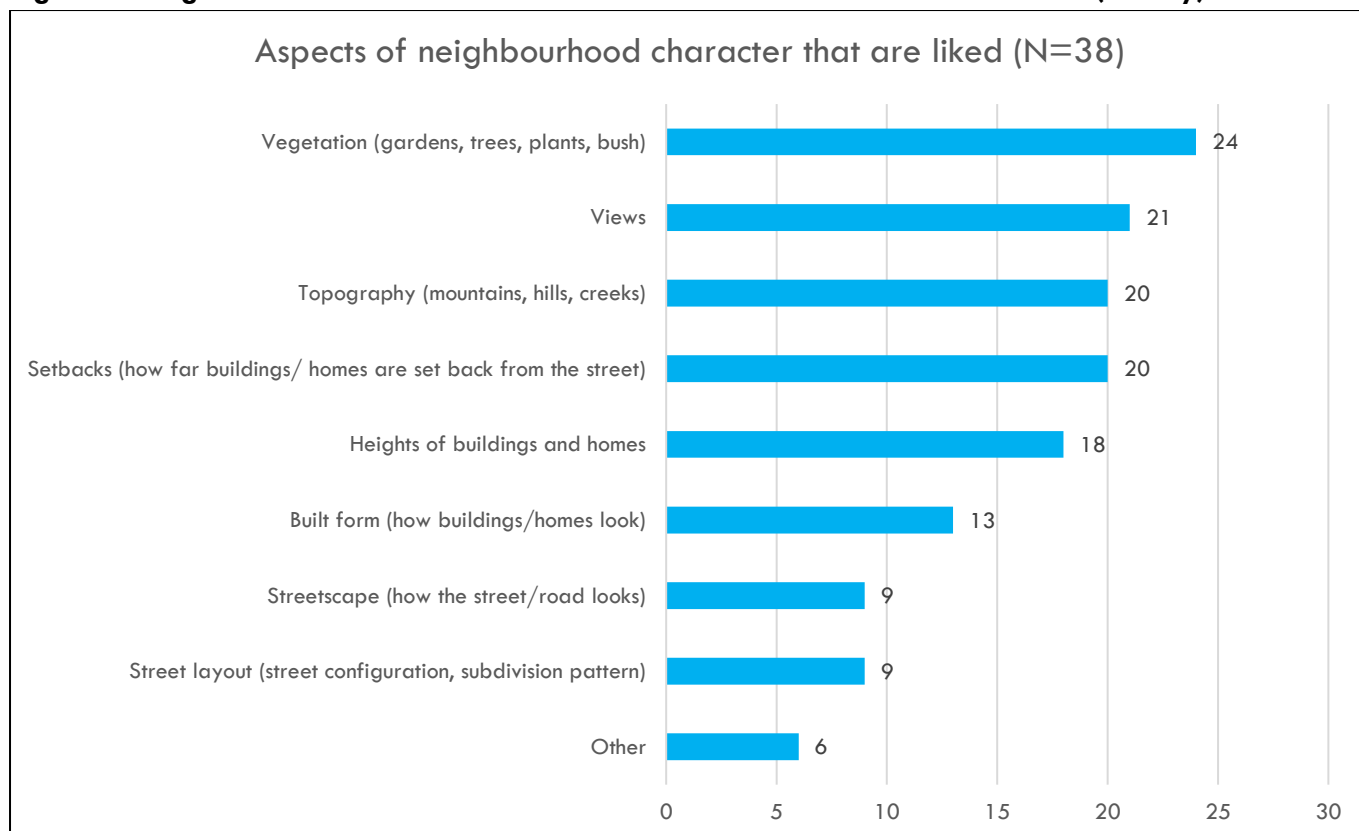
4.2.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 9 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Diamond Creek. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Views
- Topography (mountains, hills, creeks) and Setbacks (how far buildings/homes are set back from the street).

Figure 9. Neighbourhood character features in Diamond Creek that are liked now (Survey)



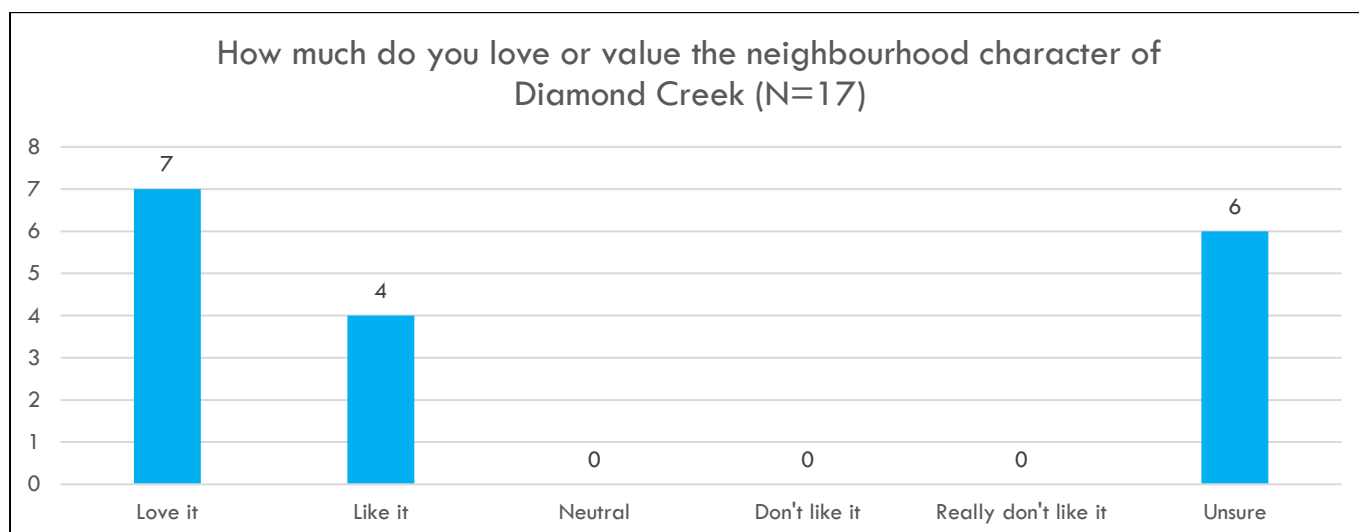
The six respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Fencing*
- *Flat access to all areas. Nice Community*
- *How much open green spaces we have that we're a godsend during iso but are sanity savers in our normal day to day*
- *Not built up. Privacy/ large blocks*
- *Not much it's not at all like diamond creek. No trees just new homes yuk*
- *Trees abutting road EXTREMELY dangerous. People before trees*

Place-based pop-up (voting pod) participants in Diamond Creek were asked “How much do you love or value the neighbourhood character of Diamond Creek (think architecture style, setbacks, fences and footpaths, vegetation, view lines and typography)? Participants were presented with a listing of five emojis (reflecting Love it, Like it, Neutral, Don't like it and Really don't like it) as well as an Unsure response option, and invited to place one ball in the appropriate tube.

As shown in Figure 10, most participants indicated they **Love** or **Like** the neighbourhood character of Diamond Creek.

Figure 10. Neighbourhood character features in Diamond Creek that are loved or valued (Pop-up engagement)



Place-based pop-up (chatboard) participants in Diamond Creek were asked “What do you love and value now about the character of this neighbourhood?” Some individuals may have participated in more than one engagement activity or provided more than one Chatboard comment. Participants provided the following feedback (presented verbatim as submitted):

- *Heritage architecture*
- *Lots of green open space*
- *Open space*
- *The Windmill House*
- *Trails*
- *Village feel*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *This area has a rural feel to it which is very different to the surrounding areas. The land is divided into large blocks with mostly single-story houses and large areas of green, open space. The smallest property on Valley Court is 690 m2. Everybody who lives on Valley Court and the several houses on Edinburgh Street all know each other. This is a neighbourhood, and it is special. The reason people live here is because of the peace and quiet we have, the open spaces on our property*
- *Built form, Setbacks, Heights of buildings and homes, Vegetation, Topography, Views*
- *Vegetation*

4.2.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 32 respondents provided a response which referred to one or more topics.

Table 4 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown in Table 4, the respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 4. Summary of themes and topics describing specific unique neighbourhood features of Diamond Creek (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=32) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) The greenery and green wedge look and feel. The beautiful trees, treed areas, river red gums, gardens, vegetation, and bushland | 12 |
| 2 Built form (how buildings or homes look) Relatively low density, homes on big blocks with family friendly outdoor spaces and open green spaces. Some consistency in buildings, older cottages being done up, new contemporary design houses and mud brick homes | 9 |
| 3 Street layout and road network (street configuration, subdivision pattern) Short drive from a rural area to the shopping precinct and public transport. Access roads are unsafe and the carpark as a town centre | 3 |
| 4 Heights of buildings and homes Single and double storey houses only | 2 |
| 5 Streetscape (how the street/road looks) Large wide street, sidewalks with tree coverage and walking access to bush | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) Set back homes and large gaps on the side of properties, garden setbacks and space between neighbours | 4 |
| 7 Front fencing and footpaths Some homes with fencing others with no fences, nice sidewalks | 4 |
| 8 Topography (mountains, hills, creeks) Elevated street at one end going down to the creek | 1 |
| 9 Views Views, at the very top of the hill it is possible to see the bush behind the houses | 3 |
| No specific features that make this neighbourhood different or unique | 2 |
| Feel of the neighbourhood | |
| Sense of community | 2 |
| Country town vibe | 2 |
| Peaceful | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *The remnant River Red Gums. The views to the Diamond Creek riparian area*
- *The remnant River Red Gums. Separation of residential area from that of neighbouring towns by zoning. The recreation and habitat area following the Diamond Creek in part of the town. Bitumen rather than concrete footpaths*

4.2.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood’s character?” and invited to provide a personalised response. A total of 33 respondents provided a response which referred to one or more topics.

Table 5 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown in Table 5, the respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 5. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Diamond Creek (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=33) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Protect native vegetation, more native vegetation, tree planting and larger gardens as part of new estates to cool blocks and neighbourhoods. Avoid damaging old river red gums and clear dangerous trees on the roadside | 12 |
| 2 Built form (how buildings or homes look) Retain old homes and maintain consistency. Keep the larger blocks for family homes and backyards, permit the redevelopment of homes. No over-development and no unit and townhouse developments on big blocks, minimum subdivision block size of 400m ² . Thoughtful house orientation and designs to include eaves, shaded roofs, lighter roofs, broader colour palette | 20 |
| 3 Street layout and road network (street configuration, subdivision pattern) No at grade carparking and a better pedestrian environment | 1 |
| 4 Heights of buildings and homes No high-rise buildings or house, no more than 2 storeys high | 4 |
| 5 Streetscape (how the street/road looks) Better street frontage interface, enhanced green space in common areas and more native planting along nature strips | 3 |
| 6 Setbacks (how far buildings/homes are set back from the street) Greater setbacks around buildings, maintain space between neighbours and setbacks from the street should be at least 5m to allow off street parking | 3 |
| 7 Front fencing and footpaths Permit front fences. The sidewalks are beautiful | 2 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Diamond Creek, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to consider traffic flow and better manage cars parked on the side of the road; suggestions to further modernise amenities and infrastructure and expand local dining and retail options.

Place-based pop-up (Chatboard) participants in Diamond Creek were asked “How could new development in this neighbourhood be designed to enhance and improve the neighbourhood character?” Some individuals may have participated in more than one engagement activity or provided more than one Chatboard comment. Participants provided the following feedback (presented verbatim as submitted):

- *Advocate to remove level crossing in Diamond Creek*
- *No razing of land before development begins*
- *Wildlife corridors*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Allowing all the trees on a single block of land to be cut down so a multi-unit development can be built does not respect the neighbourhood character. When all or most of the existing houses are single story, adding a development of double story units does not respect the neighbourhood character. My neighbourhood is mostly single storey houses. Adding 1 double storey house to the neighbourhood would fit in as the blocks are large. However, a multi-unit development of double storey units does not fit in a rural setting. The current requirement for 1 visitor space per 5 units may work well on the wide, through road with lots of on street parking, but it doesn't work at all in a neighbourhood that has no on street parking and is a dead-end road, or an unsealed road. People will park on council nature strips. My neighbourhood has no on-street parking. This makes it unsuitable for multi-unit developments. If there were an emergency where we had to leave our houses, it would be very slow going with the narrow, one lane road and dirt road*
- *RARE supports the retention of all of the elements in the current precinct guidelines: GC2*, GC3, GC4, GC5, HNR dc north research**, and the Residential design guidelines*except the comment that the key characteristic is low gardens predominantly exotic – this appears to have changed – there is now a predominance of canopy trees and native gardens with natural indigenous vegetation along aqueduct road which should be prioritised for retention. This roadside needs significant vegetation classification and signage to be erected to preserve this remnant understory. ** with the addition to 'roadway treatments' of 'to reduce traffic speed on Council maintained roads. Views to the Diamond Creek corridor have been impacted by the development on the hillside west of the creek*
- *More indigenous vegetation. A minimum amount of area required for landscaping that can screen developments and reduce the visual and heat impact of developments including car parks. Permits that include landscaping should require a permit to remove said landscaping, eg the Mitre 10 car park eucalypts trees have been removed, and the plant species dramatically changed. The vegetation between the petrol station and the road has been removed. No development in Land Subject to Inundation Overlay areas. Permit requirement for tree root encroachment to be enforced – eg The current development in the Main Rd near the Ambulance will no doubt kill the remnant river red gums adjoining it due to encroachment into the structural root zone and more than 10% of the tree protection zone*

4.3 Eltham

This section presents the findings relating to Eltham. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **149 survey respondents** commented on Eltham. In addition, a place-based pop-up engagement activity was conducted at Eltham which focused on this area. Feedback from the **pop-up participants** as well as relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.3.1 Key highlights for Eltham

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (Leafy, green residential suburb with lots of trees, tree canopy and nature. Beautiful native bush and grassland with native birdlife. Lovely vegetation, natural, native flora and fauna and indigenous and native plants); and **Built form** (Generally low-profile, low-density housing. One house per block with a large backyard and the house is integrated into the landscape. Diverse housing, historic homes, rustic, charming, mudbrick, and distinctive character. 1950s housing, 1970s modern architecture and ultramodern in town zone. Generally sympathetic development, under threat of overdevelopment and large apartments are inappropriate)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: Vegetation; Heights of buildings and homes; and Setbacks
- When asked **how much they love or value the neighbourhood character**, almost all pop-up participants selected **Love** or **Like** the neighbourhood character of Eltham
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Vegetation** (Beautiful trees, green, leafy open spaces, and natural settings. Tall trees, large canopy trees, native trees, mature, older eucalyptus trees, yellow box, and gum trees. Indigenous and native vegetation, plants, flora, and fauna. Vegetation provides a birdlife and wildlife habitat. Gardens, big gardens and native bush gardens with natural features and mature vegetation); and **Built form** (Generally low-rise, low-density housing with large block sizes. Houses are integrated into the landscape or nestled in large gardens and yards. Mix of architectural styles, diverse housing, rustic, mudbrick, weatherboard, and distinctive character. 1950s housing, 1960s Alistair Knox designs, 1970s Woodridge Estate and modern architecture with ultramodern in town zone. Natural building materials and subtle earthy colour palette complement the environment and blend in with the vegetation. Not over-developed, some undeveloped areas, limited subdivisions with new developments mainly apartments or townhouses)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (Respect the current architecture and the green leafy character of the town. Retain the low-rise, low-density housing with large block sizes, backyards, and gardens. Houses to be integrated into the landscape or nestled in large gardens and yards. Permit diverse housing, rustic, mudbrick, country, as well as architectural and traditional styles. Encourage eaves, skylights, slanted roofs reminiscent of the 60s and 70s and the retention of miners' cottages. Use natural building materials and subtle earthy colour palette to complement the environment and blend in with the vegetation. Encourage green living, sustainable designs and roof or vertical gardens. No black colourbond fences, cladding, or roofs. Do not over-develop, limit new subdivisions, and limit the number of bedrooms, apartments, units, and townhouses per development. Keep high density in town zone and near the transit hubs); and **Vegetation** (Protect the tree canopy, work with existing nature, bush plantings, mature trees, and native vegetation. Have strict controls on the removal of trees and vegetation for new developments and enforce them including the SLO3 overlay. Compulsory requirements for indigenous plantings, greenery, vegetation, plants, native trees, and tree canopy to offset new buildings. Ensure sufficient space on blocks to permit the growth of large trees and provide habitat for birdlife and wildlife. Include front gardens and large gardens or areas with indigenous trees and shrubs and quality landscaping)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 149 survey respondents, 107 provided the following details in relation to Eltham:

| Street/Area | Street/Area |
|--|--|
| <ul style="list-style-type: none"> ▪ Arthur Street ▪ Shopping area of Eltham ▪ Park West Road ▪ Echidna Road ▪ Frank St ▪ Alistair Knox style ▪ Antoinette Boulevard (2) ▪ Around Silver Street, Ryans Road, Diamond Street between Progress Road to Swan street ▪ Beard Street ▪ Bellevue Rd, Batman Rd, Livingston Rd ▪ between Eltham town and Research, ▪ Bird Street, Ryan's Road, Sandra Avenue, Peter Street ▪ Bolton Street, Main Road, Bridge St, all these roads have been mentioned because these roads are the key road to the Eltham (Greenwedge) these streets should always keep the Eltham Feel to welcome tourists and show what Eltham is about ▪ Bridge street between Main and Bible ▪ Brownes Crescent, Eltham ▪ Cecil Street, Eltham ▪ Central Activity Centre including residential streets and areas. ▪ Central Eltham. The character of this area is changing to be one of no character. Little attention is given to overdevelopment and the complete inability to conceal unsightly buildings with adequate vegetation ▪ Corner Bible and Arthur Streets ▪ Cromwell Street ▪ Dandallo drive ▪ Diamond Street ▪ Elouera Close ▪ Eltham South (4) ▪ Eltham town centre (3) ▪ Eltham township and surrounding (2) ▪ Eltham Woodridge Estate area ▪ Eucalyptus Road, Woodridge Estate, surrounding Linear Reserve ▪ Frank St Reserve ▪ Franklin St ▪ Glenister drive ,Mount pleasant road. ▪ Godalmin Street (3) ▪ Hartland Way Eltham ▪ Heddon Ct ▪ Helene Street (2) ▪ Hohnes road and Homestead road (east) ▪ Jinkana Grove, Frank Street, Frank St Reserve, Linear Reserve | <ul style="list-style-type: none"> ▪ John Street (4) ▪ Kapili Way ▪ Kent Hughes Rd Eltham ▪ Kent Hughes Road, Eltham & Eltham South area ▪ Kerrie Cres ▪ Kirwin Ave ▪ Leanne Drive, Zig Zag Road ▪ Locally known as 'Harcourt Hill', the area bounded by Bridge St, Diamond Creek, Silver Street, and Diamond Street ▪ Main Eltham community space near Woolies lower car park ▪ Main Road (10) ▪ Main Street, Bible Street, John Street ▪ Main Street, Eltham / Gateway / Town Centre / Montsalvat ▪ Park Road (3) ▪ Peter Street, Stanhope Street, Diamond Street, Fay Street. ▪ Piper crescent/Artists Hill intersection. ▪ Pitt street and Rockcliffe St ▪ Porter Street ▪ Progress Road ▪ Pryor Street ▪ region south of Bridge street and north of Mt Pleasant Rd ▪ Ryan's Road, Bird Street, Silver Street and Diamond Street ▪ Ryans Road (2) ▪ Shalbury Avenue / Sheffield Street / Stanley Avenue ▪ Silver Street, Eltham ▪ Silver, Bird Streets and Ryans Road area in particular ▪ Stanhope Hill bordered by the train line, Diamond St and Silver St. ▪ Stanhope Street ▪ The area behind the shopping precinct ▪ The whole of Eltham is starting to lose its appeal with the poor development and removal of trees. It's a disgrace that what set us apart as a desirable suburb is gradually being eroded to turn us into an area like any inner suburb in Melbourne. ▪ The Woodridge estate in Eltham ▪ Thornton Street and Porter Street ▪ View Hill Crescent (2) ▪ Woodridge Estate/area (6) ▪ Wycliffe Cres, Eucalyptus rd ▪ Wycliffe Crescent ▪ Zig Zag Rd |

4.3.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 144 respondents provided a response which referred to one or more topics.

Table 6 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 6, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 6. Summary of themes and topics describing current neighbourhood character of Eltham (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=144) |
|---|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Leafy, green residential suburb with lots of trees, tree canopy and nature. Beautiful native bush and grassland with native birdlife. Lovely vegetation, natural, native flora and fauna and indigenous and native plants | 88 |
| 2 Built form (how buildings or homes look) Generally low-profile, low-density housing. One house per block with a large backyard and the house is integrated into the landscape. Diverse housing, historic homes, rustic, charming, mudbrick, and distinctive character. 1950s housing, 1970s modern architecture and ultramodern in town zone. Generally sympathetic development, under threat of overdevelopment and large apartments are inappropriate | 82 |
| 3 Street layout and road network (street configuration, subdivision pattern) Narrow, bustling thoroughfares with traffic congestion and parked challenges | 9 |
| 4 Heights of buildings and homes Low-level, low-rise buildings. Single-levelled home, split level homes and some double storey developments built into the landscape. Some high buildings, preference for no high rise | 9 |
| 5 Streetscape (how the street/road looks) Some unsealed roads, quiet, dusty, and treed roads. Large nature strips | 5 |
| 6 Setbacks (how far buildings/homes are set back from the street) Houses are well spaced and set back, some are eight metres or more from the footpath. There are some side and back setbacks | 5 |
| 7 Front fencing and footpaths No front fences, minimal fencing/gates, no footpaths and pedestrian friendly | 4 |
| 8 Topography (mountains, hills, creeks) Hilly and undulating | 3 |
| 9 Views Vista views and views of hills | 2 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=144) |
|--|--|
| Feel of the neighbourhood | |
| Family friendly, welcoming and sense of community | 15 |
| Quiet, peaceful, and tranquil | 12 |
| Rural township feel | 3 |
| Relaxed country town vibe | 5 |
| Semi-rural township feel | 4 |
| City fringe meets bush, urban to rural feel | 3 |
| Suburban township feel | 3 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *The main feature setting Eltham aside from other areas of Melbourne is its canopy cover of indigenous eucalypts. From the strongly worded statements from residents at the time of the Fitzsimons Lane Roundabout removal we know how passionately Eltham people feel about the eucalypt tree canopy. To very many it denotes 'home.' There is nothing that causes more angst in the community than the loss of trees and loss of open space. The defining feature of all Eltham precincts is trees, particularly our indigenous eucalypts*
- *The defining feature of the Eltham Neighbourhood Character is the eucalypt tree canopy. Treed, mainly with a canopy of blue-grey eucalyptus, Leafy, Informal, Low profile houses sitting within the tree canopy in well vegetated gardens (often bushy and native) The dwellings do not aim to dominate. Natural, housing blending with and respecting the environment, Hilly, A feeling of spaciousness*
- *The houses in this area are set back from the road, and the properties have big backyards. Most houses are single storey or split-level due the topography in the area, with some double storey dwellings. The roofs are typically pitched, either tiled or corrugated iron, and most of the houses are brick with the odd mud brick. The view from many different vantage points in the area is that of trees and vegetation. It is difficult to see how many houses are in the local area because of the vast spread of established vegetation. The local streets wind through the area, most likely due to the many hills, making it very different to the grid pattern found in many suburban areas*

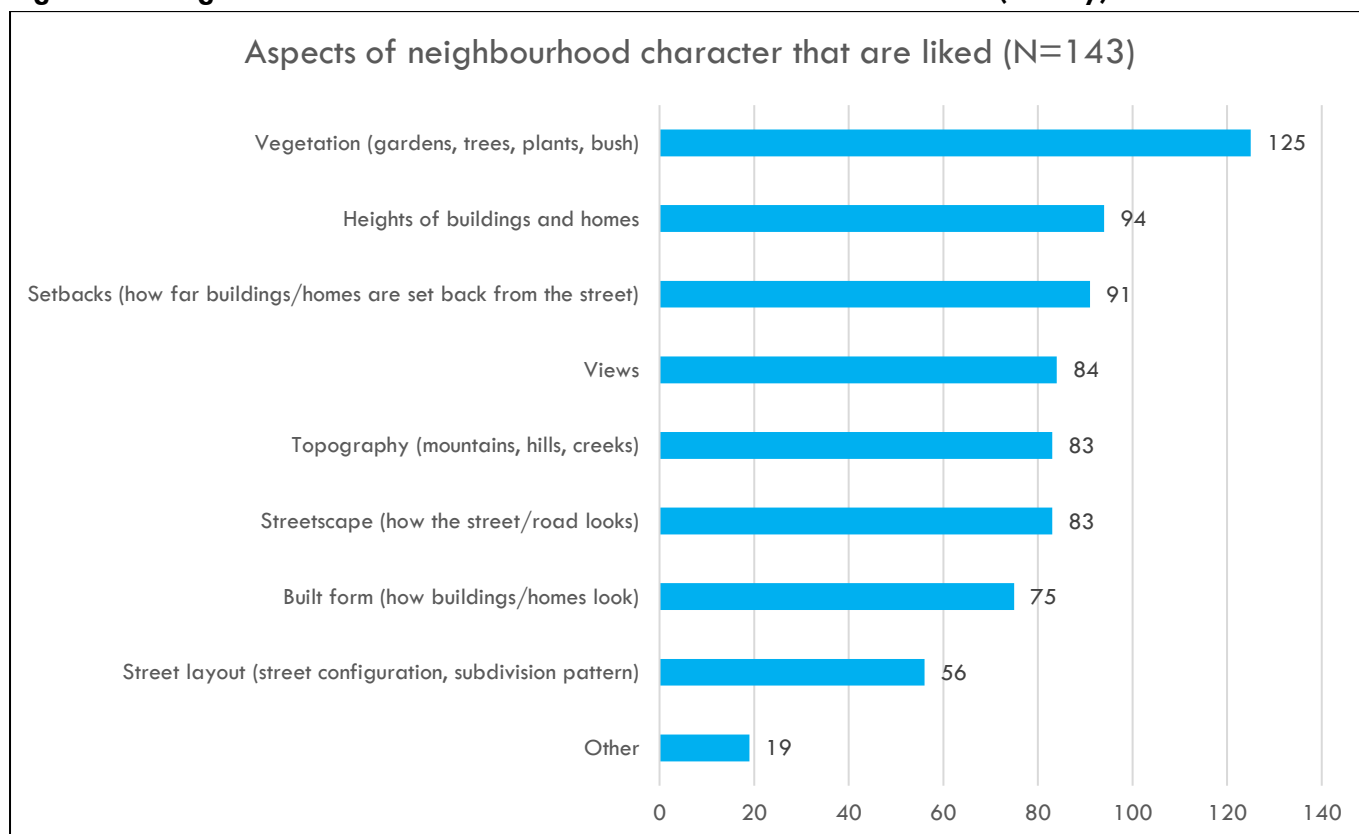
4.3.3 Features of the neighbourhood character that are liked now

Survey respondents were asked "What do you like about the character of this neighbourhood? Tick all that apply?" and presented with a listing of eight options plus "Other".

Figure 11 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Eltham. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Heights of buildings and homes
- Setbacks (how far buildings/homes are from the street)

Figure 11. Neighbourhood character features in Eltham that are liked now (Survey)



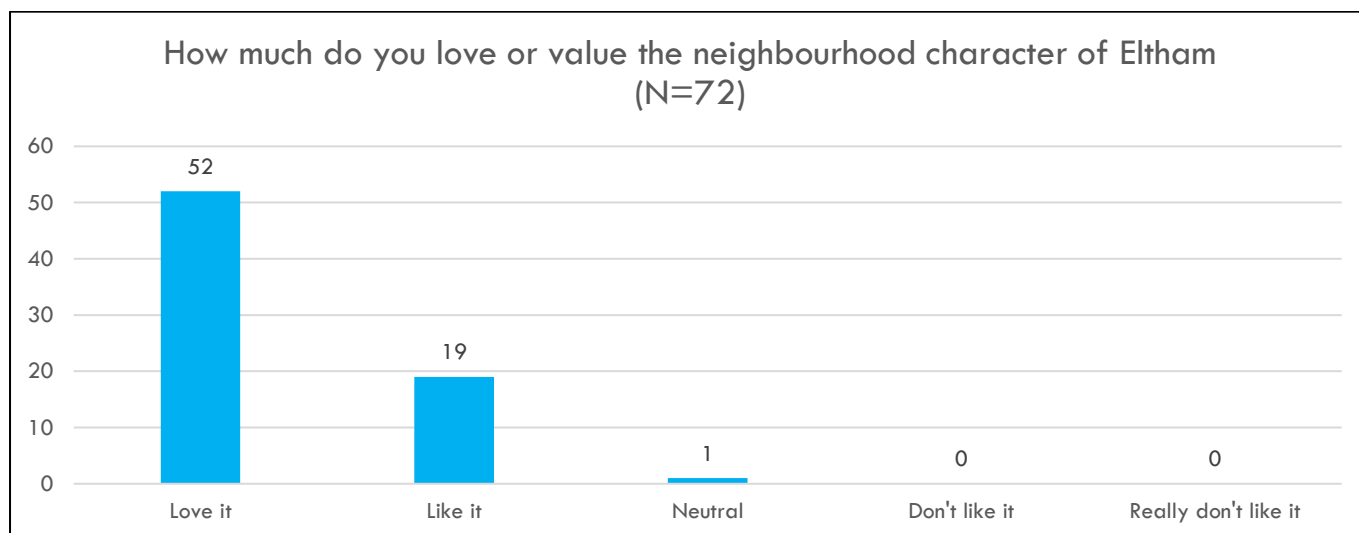
The 19 respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Comfortable footpaths*
- *Environmentally friendly*
- *Historic mud brick homes and gardens (Gordon Ford Garden)*
- *History. The block bounded by Fay, Silver and Swan Streets is exclusively Harcourt/Pise houses.*
- *Hope to project village feel, tressel bridge, library, creek views, pond, sculptures, art, wildlife, bike/walking tracks, bush setting, no high-rise developments to block views, heritage buildings/precincts - White Cloud Cottage, Eltham Gateway*
- *It is quiet...for now, but is slowly being developed / in-filled with large blocks of land housing units etc.*
- *Most houses are built from natural materials like brick and wood with muted colours and are obscured by trees*
- *Neighbourhood walking circuits and hidden cut throughs*
- *No front fences*
- *Nothing, now. It has lost its character.*
- *Nothing. It is not Eltham. It resembles units in Carlton or Collingwood.*
- *Once had a country lane feel, now too congested.*
- *Predominance of natural, indigenous vegetation esp. Yellow Box trees*
- *Safety concerns about Council planting in median not being maintained. Too dangerous*
- *The number if trees and low-density residence.*
- *The vegetation density provides for native wildlife which have returned / recovered following clearing and development in earlier decades*
- *This obviously not the majority... I am talking about the older residences*
- *Varied building styles that don't dominate in large gardens*
- *Wildlife (birds etc)*

Place-based pop-up (voting pod) participants in Eltham were asked “How much do you love or value the neighbourhood character of Eltham (think architecture style, setbacks, fences and footpaths, vegetation, view lines and typography)? Participants were presented with a listing of five emojis (reflecting Love it, Like it, Neutral, Don’t like it and Really don’t like it) as well as an Unsure response option, and invited to place one ball in the appropriate tube.

Figure 12 presents the results for the above survey question. As shown, almost all participants indicated they **Love** or **Like** the neighbourhood character of Eltham.

Figure 12. Neighbourhood character features in Eltham that are loved or valued (Pop-up engagement)



Place-based pop-up (Chatboard) participants in Eltham were asked “What do you love and value now about the character of this neighbourhood?” Some individuals may have participated in more than one engagement activity or provided more than one Chatboard comment. Participants provided the following feedback (presented verbatim as submitted). The number in brackets indicates the number of participants who indicated support for a comment:

- *Calm*
- *Dirt road (2)*
- *Diversity of architecture*
- *Low density scale (2)*
- *Low houses*
- *Sense of community (4)*
- *Trees (9)*
- *Trees and friendly people*
- *Variety of housing*
- *When Council is proactive in restricting development and prosecuting developers who want to only cut down trees*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Built form, Setbacks, Heights of buildings and homes, Vegetation, Street layout, Topography, Views. All areas of Eltham have similar characteristics, albeit in differing degrees. All are treed /leafy, hilly. The low-profile nature of the built form where the colours and materials blend with and respect the natural environment gives a feeling of informality is prevalent. The canopy of indigenous eucalypts being the main type of vegetation gives the hillsides a soft and blue-grey appearance. Dwellings, for the most part, are well set back from the street with gardens that at least partially screen the built form*

- *Trees, particularly eucalypts, topography, hilly, including views of distant tree covered hills, gardens, often native, generous setbacks, dwellings not aiming to dominate, colour schemes blending with environment, screening vegetation, dominance of mature, indigenous, eucalypt canopy, mud brick buildings, waterways and natural adjacent environment/ parklands*
- *I appreciate the tree canopy on Main Road for many reasons. The trees provide shade during the summer, they provide habitat for the many birds and creatures and help to reduce the temperature in the valley. These trees most importantly absorb carbon dioxide from the atmosphere along this busy road*

4.3.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 136 respondents provided a response which referred to one or more topics.

Table 7 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, the respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 7. Summary of themes and topics describing specific unique neighbourhood features of Eltham (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=136) |
|--|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Beautiful trees, green, leafy open spaces, and natural settings. Tall trees, large canopy trees, native trees, mature, older eucalyptus trees, yellow box, and gum trees. Indigenous and native vegetation, plants, flora, and fauna. Vegetation provides a birdlife and wildlife habitat. Gardens, big gardens and native bush gardens with natural features and mature vegetation | 77 |
| 2 Built form (how buildings or homes look) Generally low-rise, low-density housing with large block sizes. Houses are integrated into the landscape or nestled in large gardens and yards. Mix of architectural styles, diverse housing, rustic, mudbrick, weatherboard, and distinctive character. 1950s housing, 1960s Alistair Knox designs, 1970s Woodridge Estate and modern architecture with ultramodern in town zone. Natural building materials and subtle earthy colour palette complement the environment and blend in with the vegetation. Not over-developed, some undeveloped areas, limited subdivisions with new developments mainly apartments or townhouses. | 77 |
| 3 Street layout and road network (street configuration, subdivision pattern) Winding streets and curved roads. Some narrow, single lane roads | 8 |
| 4 Heights of buildings and homes Low housing, mostly single or double storey buildings | 4 |
| 5 Streetscape (how the street/road looks) Rural style roads, unsealed, gravel, dirt, unmade and private roads. Unsculptured road edges, informal streetscape, naturalised verges and roadside trees | 11 |
| 6 Setbacks (how far buildings/homes are set back from the street) Homes are setback, setbacks are usually generous, and houses are well set back from the road or street | 7 |
| 7 Front fencing and footpaths | 13 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=136) |
|--|--|
| Some informal paths, no sidewalks or footpaths. Mostly open wire, post and wire fences, few dividing fences. No front fences and unfenced gardens | |
| 8 Topography (mountains, hills, creeks) Hills, undulating hills, Yarra River and waterways | 10 |
| 9 Views A neighbourhood open to the sky. Great views, views of the hill, ranges, tree lined distant ridges and across the valley to the ridgeline. Views from the sports fields, parks, and cafe terraces of the town centre | 10 |
| No specific features that make this neighbourhood different or unique | 3 |
| Feel of the neighbourhood | |
| Rural village vibe, country feel in a suburb | 5 |
| Peaceful and serene | 2 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *The dominance of a canopy of indigenous eucalypts. Hilly topography. Blue-grey vista of eucalypt covered hillsides. Diamond Creek and adjacent parkland. Dwellings set in gardens, often of native and indigenous plants. Dwellings partly screened by vegetation. Dwellings setback from the street and neighbouring dwellings that enables the planting of trees and shrubs to soften and screen, provide food and cover for birds, insects, lizards. Dwellings not aiming to dominate the landscape. Colour schemes that blend with the environment. Native birds. Lack of front fences*
- *Trees, particularly eucalypts, topography, hilly, including views of distant tree covered hills, gardens, often native, generous setbacks, dwellings not aiming to dominate, colour schemes blending with environment, screening vegetation, dominance of mature, indigenous, eucalypt canopy, mud brick buildings, waterways and natural adjacent environment/ parklands*
- *The current Neighbourhood Character, with houses set back from the roads, and large backyards with lots of established trees and gardens, provides much needed homes and corridors for the abundant wildlife in the area. These corridors haven't been in place since the area was originally developed, they have evolved over time as the trees and gardens in the area have become established and then the wildlife has slowly returned.*

4.3.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 144 respondents provided a response which referred to one or more topics.

Table 8 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, the respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 8. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Eltham (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=144) |
|--|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Protect the tree canopy, work with existing nature, bush plantings, mature trees, and native vegetation. Have strict controls on the removal of trees and vegetation for new developments and enforce them including the SLO3 overlay. Compulsory requirements for indigenous plantings, greenery, vegetation, plants, native trees, and tree canopy to offset new buildings. Ensure sufficient space on blocks to permit the growth of large trees and provide habitat for birdlife and wildlife. Include front gardens and large gardens or areas with indigenous trees and shrubs and quality landscaping | 55 |
| 2 Built form (how buildings or homes look) Respect the current architecture and the green leafy character of the town. Retain the low-rise, low-density housing with large block sizes, backyards, and gardens. Houses to be integrated into the landscape or nestled in large gardens and yards. Permit diverse housing, rustic, mudbrick, country, as well as architectural and traditional styles. Encourage eaves, skylights, slanted roofs reminiscent of the 60s and 70s and the retention of miners' cottages. Use natural building materials and subtle earthy colour palette to complement the environment and blend in with the vegetation. Encourage green living, sustainable designs and roof or vertical gardens. No black colourbond fences, cladding, or roofs. Do not over-develop, limit new subdivisions, and limit the number of bedrooms, apartments, units, and townhouses per development. Keep high density in town zone and near the transit hubs | 91 |
| 3 Street layout and road network (street configuration, subdivision pattern) Consider no through roads, speed humps or contained roadside parking and intersections with clear right of way | 4 |
| 4 Heights of buildings and homes Tight planning controls on height and height restrictions to maintain low rise housing. Permit single storey houses or split-level housing with a maximum height of two storeys. No high rise, it ruins the look and feel | 29 |
| 5 Streetscape (how the street/road looks) Consistent streetscape view, further expansion of streetscape on train station side. Seal the road | 4 |
| 6 Setbacks (how far buildings/homes are set back from the street) Retain minimum setbacks or current setback pattern. Have large setbacks and staggered setbacks. Generous setbacks from side and front boundaries, from the building to boundaries and no building on the fence line. Rear and side set back requirements for double story units | 19 |
| 7 Front fencing and footpaths Fencing to remain consistent, low or no fencing and fencing made of natural materials or post and wire. Build a footpath | 5 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views Not block views or change the view of the hill, and from the hill | 3 |
| 10 No development, no new development | 17 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Eltham, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to better manage traffic movement and cars parked on the side of the road (i.e., Bridge Street between Main Street and Bible

Street) and to duplicate access bridges and roads both in and out of the area; and suggestions to revitalise and beautify the town centre and for community education on heat mitigation such as greenery and light roofing.

Place-based pop-up (Chatboard) participants in Eltham were asked “How could new development in this neighbourhood be designed to enhance and improve the neighbourhood character?” Some individuals may have participated in more than one engagement activity or provided more than one Chatboard comment. Participants provided the following feedback (presented verbatim as submitted). The number in brackets indicates the number of participants who indicated support for a comment:

- *Better noise control especially dogs barking at night*
- *Express creativity of the community in public spaces*
- *Fruit trees in streets and reserves (2)*
- *High quality / earthy development*
- *Low density scale*
- *Low or no fencing*
- *Natural materials*
- *Natural materials and colours*
- *Not too overdeveloped*
- *Walkable streets – inclusive accessibility*
- *Wildlife corridors (2)*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *The vegetation is the primary factor in the neighbourhood character. Understorey plants need to be better defined and protected. Arborists focus on trees rather than understorey plants and arborists have a ‘park garden’ view of trees rather than matching species to the local EVC. A neighbourhood character description should mention wildlife, in particular birdlife. The role of vegetation in supporting local wildlife needs to be recognised. I would like to see Neighbourhood Character guidelines have more influence on planning decisions, and perhaps see some follow through to maintain the preferred character*
- *Respect for the existing and preferred character and environment particularly with regards to height, setbacks, colours, size, density, gardens, materials, canopy trees especially eucalypts. Retain existing canopy trees. Provide room for meaningful landscaping including canopy trees. Provide enough room that trees will be sustainable and safe in the location where the landscape plan has located them. Native gardens. Generous setbacks, front, rear and sides, to allow for planting between properties. Encourage innovative designs that respond creatively to the actual site and neighbourhood character, rather than accepting the standard box like two storey, 4 bedroom design seemingly designed for maximum fit on a block, that is seen all over Melbourne. Follow up compliance with permit conditions especially landscape plans. Neighbours have usually not seen endorsed landscape plans so are unaware of what should be planted and would be reluctant to contact council*
- *Respect the existing and preferred character especially with relation to height, materials, size, colours, setbacks, gardens, canopy trees. More room on site for substantial and meaningful planting including indigenous canopy trees. Retention of existing canopy trees. Native gardens. Generous setbacks, on four sides, to allow for above. Encourage innovation that suits the locale and particular site rather than the stock standard latest double storey 4-bedroom dwelling that is designed to fit the maximum number on any site and can be found all over Melbourne. Permit conditions, especially compliance with landscape plans, needs to be systematically and vigorously followed up by officers. Neighbours are usually not aware of any endorsed plans and reluctant to contact council. Council policy needs to be strong enough that developers see the need to adhere to the neighbourhood character policy, not think they can get away with ignoring it.*
- *We are not a growth corridor. The government’s expectation of population growth in Nillumbik, and our provision of extra housing is not high. We therefore should be able to state our preferred Neighbourhood Character strongly and unequivocally and plan any increase in housing to fit within those parameters. Housing diversity and provision of housing for Nillumbik’s ageing population (which is what we are told we*

have) is not represented in the planning applications before council. Most applications are for 3 or 4 four-bedroom double storey dwellings per block. These are not for retirees/empty nesters/downsizers or young couple's first house. The needed diversity spoken of should be further investigated. These developments are very quickly, by removal of mature, canopy trees and the lack of space left for sustainable replacement planting, destroying the neighbourhood character the community values and that draws people to Eltham. The only people these developments benefit are the developers

- The character of this area will not be enhanced by future development, as any development will reduce the existing wildlife corridors, and reduce the wildlife in the area due to the removal of well-established trees and vegetation. Any development in the area should not reduce the front and backyard open spaces as these make this area unique. Developing will take away what makes this area so special. People choosing to live in this part of Eltham, do so because of the natural environment that surrounds us. If we wanted to live in a built environment, we would be living elsewhere. Any extra development not only removes established vegetation but leads to more traffic in the area as it is quite a distance from the train station, and there are a lot of hills to navigate to get to any bus stops. More traffic in the local area, along with smaller corridors for wildlife, would be a disaster for our wildlife, and would reduce the appeal the area currently has, changing it in a negative way in the long-term. The current character of the area is what gives it its appeal, it would be devastating to lose what we have, especially with the climate crisis that is now upon us
- The issue in Eltham, for example, is protecting the existing tree canopy and that can be addressed through the SLO but in our area I have a local example where all the canopy trees were removed to make way for a large double storied residential dwelling. No new canopy trees are being planted. The other really crucial issue is that under both the residential zoning and ResCode there is no requirement for a garden space that would support planting a canopy tree. I think both the zoning and ResCode could be addressed to require definition of a garden bed suitable for supporting a canopy tree. I realise this is a state level planning issue and of course it won't be easy but without it the tree canopy that is lost in development will not be able to be replaced. I don't share the pessimism about tackling such an issue as some others have shown. For two reasons. Firstly the requirements for water sensitive urban design have been successfully incorporated in ResCode and I think biodiversity sensitive urban design could also be achieved along the same lines. However the incorporation of water sensitive urban design was made easier by the allowance of structures such as decks that are a natural extension of the indoor/outdoor housing design. Space for garden beds does not allow for any such uses. The other reason is that the item is increasingly gaining traction as demonstrated by the any articles about the issue of urban heat islands in residential areas. Public open space being an important part of neighbourhood character is really important especially given increased housing density such as townhouses and apartments that lack any private open space of the traditional detached dwellings

4.4 Eltham North

This section presents the findings relating to Eltham North. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **40 survey respondents** commented on Eltham North. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.4.1 Key highlights for Eltham North

| |
|--|
| |
|--|

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (Green wedge, bushy, leafy, greenery, vegetation, and a good tree canopy cover. A variety of trees such as mature native canopy trees, eucalyptus, and pine trees. Lots of nature, a natural environment, fauna and flora and native plantings. Birds and wildlife); and **Built form** (Lovely homes, single dwellings that are unobtrusive on large blocks and nestled in vegetation and trees. Mixed home styles that are generally sympathetic to the area, rustic, unique architecture, natural materials, mud brick, wood, brick, and stone. The right amount of housing and low building density)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation; Topography; and Setbacks**
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Vegetation** (Lots of trees, native and indigenous trees, tall gum trees, eucalyptus trees, mature canopy trees and leaves. Natural environment, bushland and landscape with wildlife and wildlife corridors. Uncultivated native gardens, native and indigenous vegetation, and plantings); **Built form** Single dwellings on large blocks (quarter acre), obscurely nestled in vegetation, native and indigenous trees and built into hills. Low density with mudbrick and other rustic buildings; and **Front fencing and footpaths** (No formalised fences, minimal fencing and limited or no footpaths. Some walking paths and walking/bike riding tracks)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (Retain existing large blocks, one house per block, space between houses and for backyard scapes. Ensure low density, limit subdivisions, townhouse developments, multiple dwellings on one allotment and developments which involve small parcels of land. New buildings to be consistent with existing colours or styles and hidden within canopies, integrated into nature, or screened by planting. Environmental and sustainability building designs with natural elements and materials. Roof pitch to mimic topography); and **Vegetation** (Protect trees, canopy trees, vegetation, large gardens, grassed areas, nature reserves, and natural habitats. Promote native vegetation, native plant gardens and tree planting. Avoid removing trees and wildlife to facilitate new development. Where tree and vegetation are removed, replace with appropriate indigenous species)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 40 survey respondents, 23 provided the following details in relation to Eltham North:

| Street/Area | Street/Area |
|--|--|
| <ul style="list-style-type: none"> ▪ Glen Park Road and surrounds ▪ Hillcrest Road (2) ▪ Jessica's Lane ▪ Kerrie Crescent ▪ Lower Road ▪ Parry Road (2) ▪ Progress Road (3) ▪ Orchard Avenue | <ul style="list-style-type: none"> ▪ Ryans Road (3) ▪ Scenic Crescent ▪ Vine Street ▪ Warringah Crescent and Ramptons Road ▪ Wattletree Road (3) ▪ Glen Park Road ▪ and Whole area. |

4.4.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 38 respondents provided a response which referred to one or more topics.

Table 9 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 9, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 9. Summary of themes and topics describing current neighbourhood character of Eltham North (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=38) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Green wedge, bushy, leafy, greenery, vegetation, and a good tree canopy cover. A variety of trees such as mature native canopy trees, eucalyptus, and pine trees. Lots of nature, a natural environment, fauna and flora and native plantings. Birds and wildlife | 30 |
| 2 Built form (how buildings or homes look) Lovely homes, single dwellings that are unobtrusive on large blocks and nestled in vegetation and trees. Mixed home styles that are generally sympathetic to the area, rustic, unique architecture, natural materials, mud brick, wood, brick, and stone. The right amount of housing and low building density | 15 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes Single storey | 1 |
| 5 Streetscape (how the street/road looks) Street is bush, natural and tree lined, underground power | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) Set back houses | 1 |
| 7 Front fencing and footpaths Minimal or no fencing and smaller one-side footpaths | 2 |
| 8 Topography (mountains, hills, creeks) Hilly | 1 |
| 9 Views Views | 1 |
| Feel of the neighbourhood | |
| Quiet, peaceful and tranquil | 4 |
| Rural township feel | 3 |
| Family friendly, welcoming and sense of community | 2 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=38) |
|---|---|
| Semi-rural township feel | 1 |
| Suburban township feel | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Differences in character include more hilly terrain, less formalised road reserves and footpaths, street layout less formal and often meandering or curved, some unmade roads, more indigenous eucalypt canopy and lower storey vegetation, larger blocks than other areas*

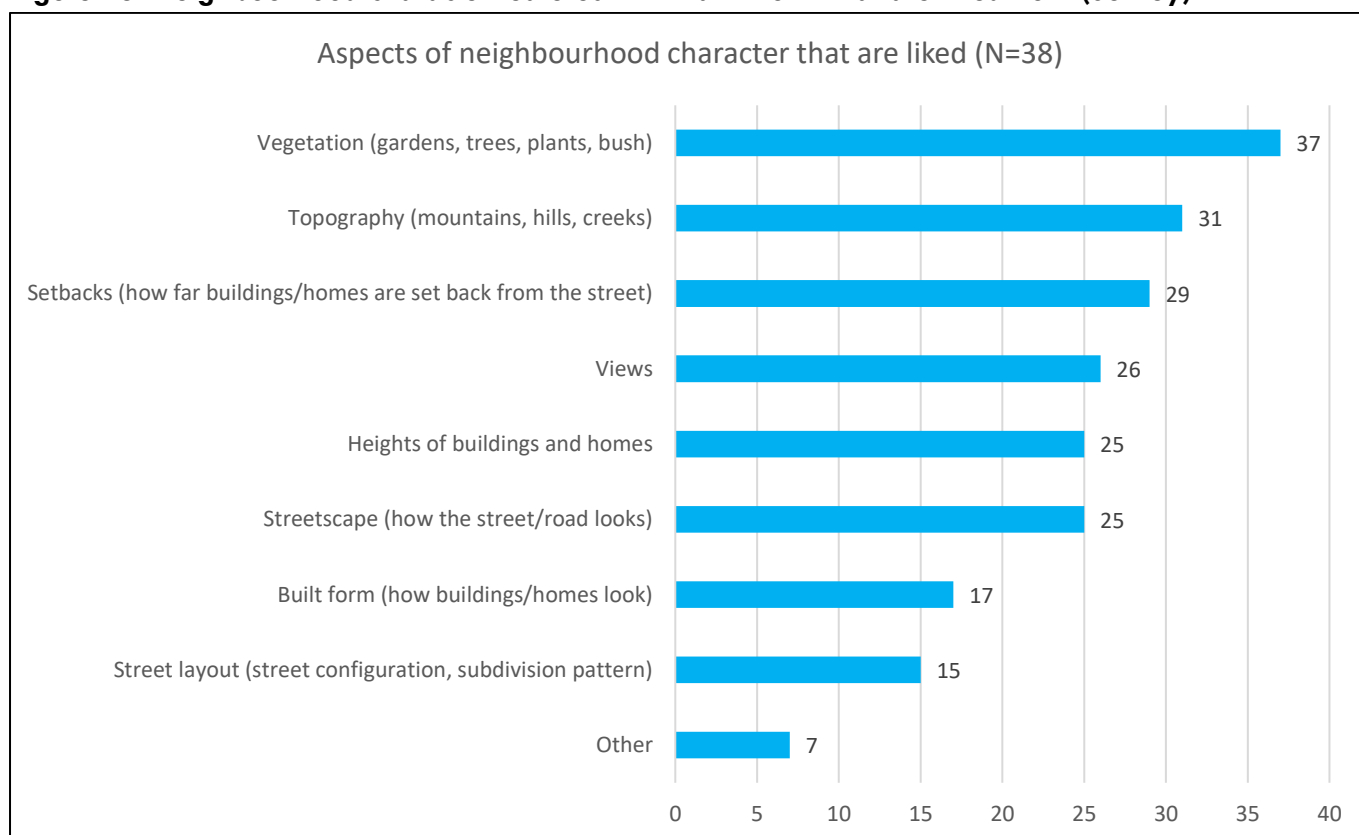
4.4.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 13 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Eltham North. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Topography (mountains, hills, creeks)
- Setbacks (how far buildings/homes are set back from the street)

Figure 13. Neighbourhood character features in Eltham North that are liked now (Survey)



The seven respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Lack of uniformity in land size, variety of built form although all respecting the semi-bush nature*

- Large plots - not subdivided into small townhouses or apartments
- Street is unsealed. No fences at the front. Shared driveways - very encouraging of a community dynamic. We all care for the birds and wildlife.
- The parks and open nature reserves are crucial
- Treed and grassed areas integrating with river and road area.
- Wildlife corridors
- Wildlife friendly

4.4.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 37 respondents provided a response which referred to one or more topics.

Table 10 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)
- Front fencing and footpaths

Table 10. Summary of themes and topics describing specific unique neighbourhood features of Eltham North (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=37) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Lots of trees, native and indigenous trees, tall gum trees, eucalyptus trees, mature canopy trees and leaves. Natural environment, bushland and landscape with wildlife and wildlife corridors. Uncultivated native gardens, native and indigenous vegetation, and plantings | 24 |
| 2 Built form (how buildings or homes look) Single dwellings on large blocks (quarter acre), obscurely nestled in vegetation, native and indigenous trees and built into hills. Low density with mudbrick and other rustic buildings | 10 |
| 3 Street layout and road network (street configuration, subdivision pattern) Winding streets | 1 |
| 4 Heights of buildings and homes Split-level houses | 1 |
| 5 Streetscape (how the street/road looks) An informal streetscape, greenery beside driveways. Meandering road layout, minimal paving, soft verges and unsealed roads and some treed, narrow streets | 5 |
| 6 Setbacks (how far buildings/homes are set back from the street) Setback, large setbacks | 2 |
| 7 Front fencing and footpaths No formalised fences, minimal fencing and limited or no footpaths. Some walking paths and walking/bike riding tracks | 7 |
| 8 Topography (mountains, hills, creeks) Hills, steep hills, dips, crests and valleys, creeks and surrounded by mountains | 6 |
| 9 Views Views across the valley, treed views, and leafy skyline | 3 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=37) |
|---|---|
| Feel of the neighbourhood | |
| Sense of community | 2 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Trees, particularly eucalypts, topography, hilly, including views of distant tree covered hills, gardens, often native, generous setbacks, dwellings not aiming to dominate, colour schemes blending with environment, screening vegetation, dominance of mature, indigenous, eucalypt canopy, mud brick buildings, waterways and natural adjacent environment/ parklands*

4.45 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 39 respondents provided a response which referred to one or more topics.

Table 11 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 11. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Eltham North (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=39) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Protect trees, canopy trees, vegetation, large gardens, grassed areas, nature reserves, and natural habitats. Promote native vegetation, native plant gardens and tree planting. Avoid removing trees and wildlife to facilitate new development. Where tree and vegetation are removed, replace with appropriate indigenous species | 13 |
| 2 Built form (how buildings or homes look) Retain existing large blocks, one house per block, space between houses and for backyard scapes. Ensure low density, limit subdivisions, townhouse developments, multiple dwellings on one allotment and developments which involve small parcels of land. New buildings to be consistent with existing colours or styles and hidden within canopies, integrated into nature, or screened by planting. Environmental and sustainability building designs with natural elements and materials. Roof pitch to mimic topography | 27 |
| 3 Street layout and road network (street configuration, subdivision pattern) Better road and drainage system, create a court at the end of the road | 1 |
| 4 Heights of buildings and homes Be consistent with existing housing height. Ensure low rise, single storey housing or no more than two storeys | 6 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=39) |
|--|---|
| 5 Streetscape (how the street/road looks) Keep streetscapes natural, plant more trees on nature strips. Have a vegetation strip next to fences and flora plantings on verge | 4 |
| 6 Setbacks (how far buildings/homes are set back from the street) Keep houses well-spaced, respect the dominant street setback and consider side setbacks from other dwellings. Larger setbacks may be required to retain trees and vegetation | 6 |
| 7 Front fencing and footpaths Enforce boundary between front fence line, footpath, and nature strip | 1 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| 10 No development, no new development | 4 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Eltham North, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to manage the traffic flow and parking around St Helena College, exacerbated by an increase in units and consider that cars are likely the only viable transport alternative; and suggestions for facilities for older children, and a mains drainage system to all houses.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Respect the existing and preferred character especially with relation to height, materials, size, colours, setbacks, gardens, canopy trees. More room on site for substantial and meaningful planting including indigenous canopy trees. Retention of existing canopy trees. Native gardens. Generous setbacks, on four sides, to allow for above. Encourage innovation that suits the locale and particular site rather than the stock standard latest double storey 4-bedroom dwelling that is designed to fit the maximum number on any site and can be found all over Melbourne. Permit conditions, especially compliance with landscape plans, needs to be systematically and vigorously followed up by officers. Neighbours are usually not aware of any endorsed plans and reluctant to contact council. Council policy needs to be strong enough that developers see the need to adhere to the neighbourhood character policy, not think they can get away with ignoring it*

4.5 Greensborough

This section presents the findings relating to Greensborough. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **eight survey respondents** commented on Greensborough. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.5.1 Key highlights for Greensborough

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (Green, leafy, trees, bush, gardens, and lawn); and **Built form** (Open space, spacious homes, and land with nice and well-maintained homes)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Street layout**; **Views**; and **Vegetation**
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Street layout and road network** (Most streets are local traffic only although proximity to busy roads, education and Council facilities sees non-local traffic on key roads)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (No new development and a limited number of town houses per block, with a 450 sqm minimum. Homes with space for mulched garden or lawn. Consistent and completed buildings)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the eight survey respondents, six provided the following details in relation to Greensborough:

| Street/Area |
|---|
| <ul style="list-style-type: none">▪ Apollo Parkways (2)▪ Civic Drive and Whittingham Terrace Park▪ Plenty River Drive▪ Sunrise▪ Wanbanna Avenue |

4.5.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of eight respondents provided a response which referred to one or more topics.

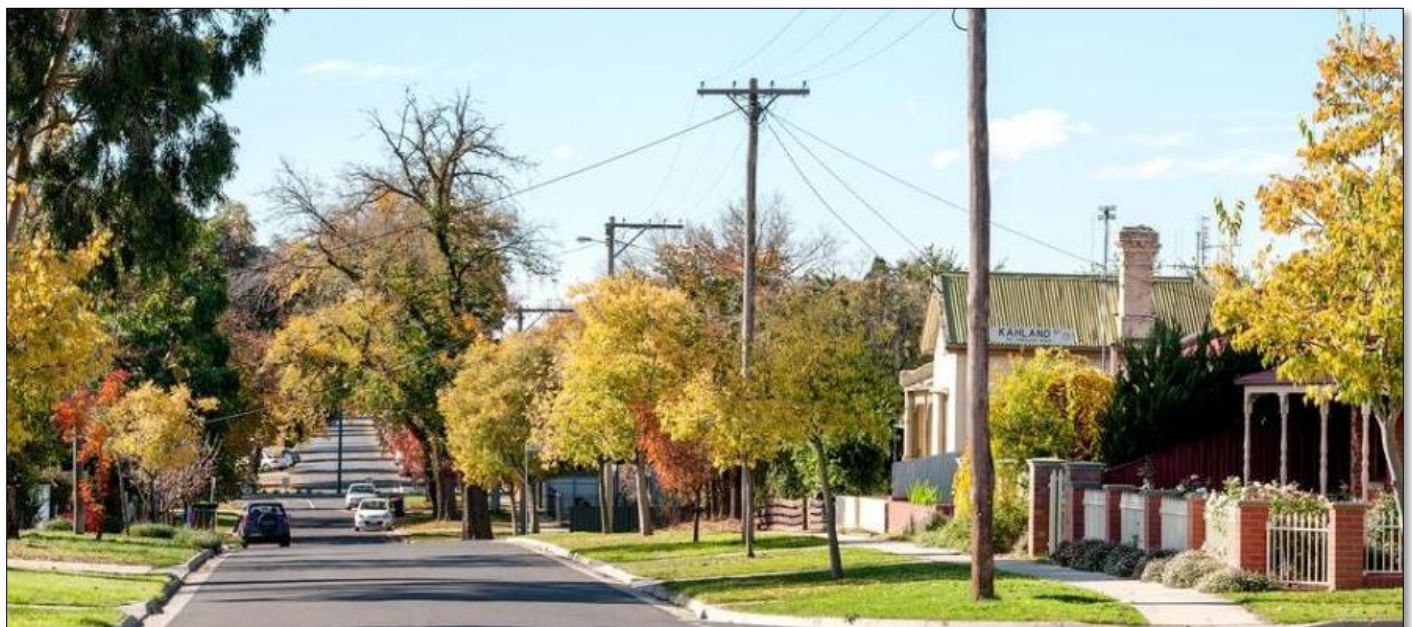
Table 12 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 12, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 12. Summary of themes and topics describing current neighbourhood character of Greensborough (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=8) |
|---|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Green, leafy, trees, bush, gardens, and lawn | 5 |
| 2 Built form (how buildings or homes look) Open space, spacious homes, and land with nice and well-maintained homes | 5 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) Sloping | 1 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Relaxed country town vibe, comfortable | 1 |



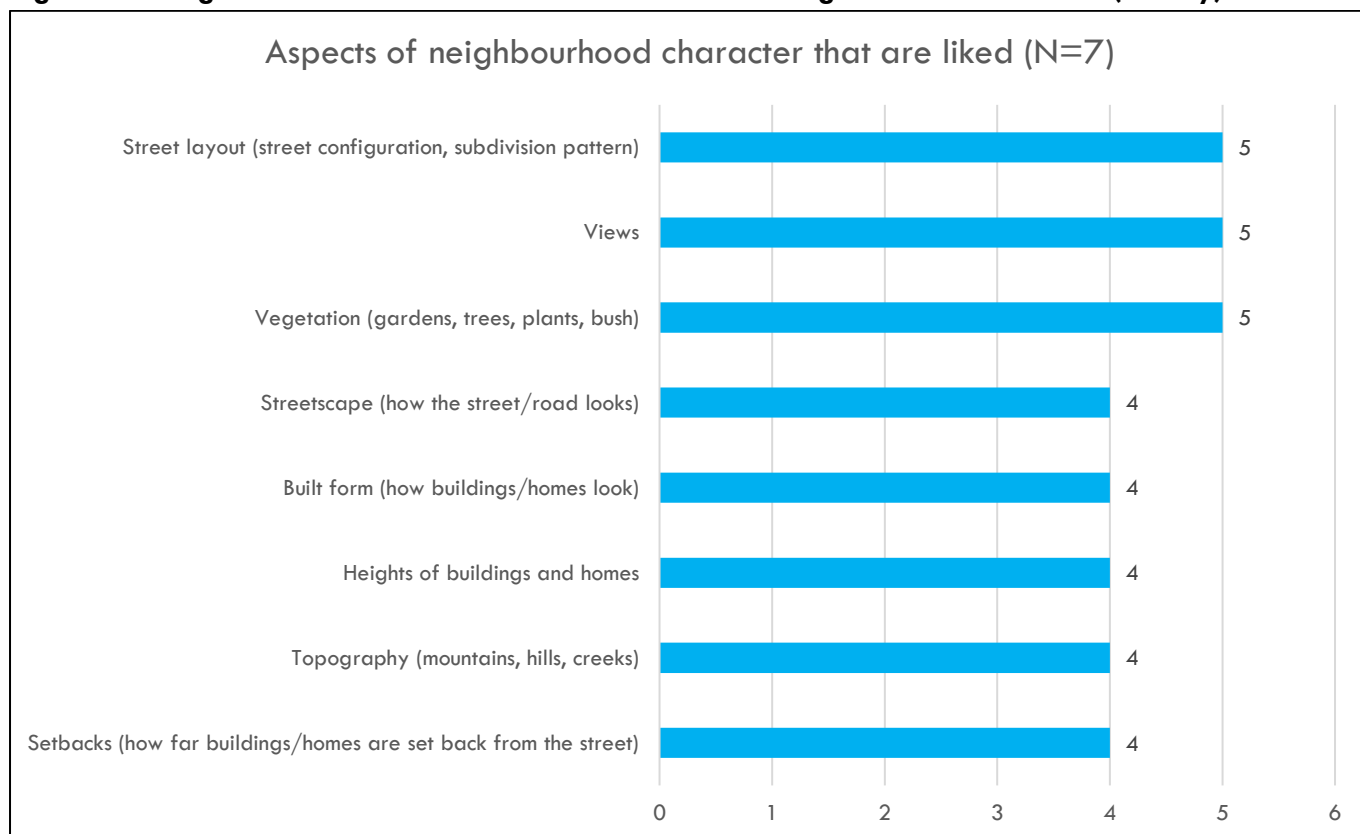
4.5.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”. One respondent did not answer this question.

Figure 14 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Greensborough. The most frequently referenced themes in the feedback were:

- Street layout (street configuration, subdivision pattern)
- Views
- Vegetation (gardens, trees, plants, bush)

Figure 14. Neighbourhood character features in Greensborough that are liked now (Survey)



4.5.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of six respondents provided a response which referred to one or more topics.

Table 13 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced theme in the feedback was:

- Street layout and road network (street configuration, subdivision pattern)

Table 13. Summary of themes and topics describing specific unique neighbourhood features of Greensborough (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=6) |
|---|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Near Plenty Gorge Parklands, close to nature | 1 |
| 2 Built form (how buildings or homes look) Space to walk our dogs | 1 |
| 3 Street layout and road network (street configuration, subdivision pattern) Most streets are local traffic only although proximity to busy roads, education and Council facilities sees non-local traffic on key roads | 2 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) No powerlines | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths Pathways | 1 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| No specific features that make this neighbourhood different or unique | 0 |
| Feel of the neighbourhood | |
| Sense of community | 1 |

4.5.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of seven respondents provided a response which referred to one or more topics.

Table 14 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced theme in the feedback was:

- Built form (how buildings or homes look)

Table 14. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Greensborough (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=7) |
|--|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) New developments make a set contribution towards planting in appropriate areas | 1 |
| 2 Built form (how buildings or homes look) No new development and a limited number of town houses per block, with a 450 sqm minimum. Homes with space for mulched garden or lawn. Consistent and completed buildings | 6 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=7) |
|--|--|
| 4 Heights of buildings and homes One to two storey homes | 2 |
| 5 Streetscape (how the street/road looks) Wider streets | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) Set back from street, no forward garages | 2 |
| 7 Front fencing and footpaths No or low fencing | 2 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Greensborough, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to clean up broken branches and more regularly mowing of Council nature strips and install more rubbish bins.

4.6 Hurstbridge

This section presents the findings relating to Hurstbridge. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **45 survey respondents** commented on Hurstbridge. In addition, a place-based pop-up engagement activity was conducted at Hurstbridge which focused on Hurstbridge. Feedback from the **pop-up participants** as well as relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.6.1 Key highlights for Hurstbridge

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Built form** (Quaint historical and heritage buildings from 1920s. Unique, neat houses with individual style and character involving wood and mud brick. Diverse types of properties such as higher density, framing or grazing land, equine properties, and open space); and **Vegetation** (Nature, green, beautiful trees, and leafy. Natural and bushy with native wildlife corridor and mixed landscapes)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation; Topography; and Setbacks**
- When asked **how much they love or value the neighbourhood character**, most pop-up participants selected **Love** or **Like** the neighbourhood character of Hurstbridge

- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Built form** (Historic village with heritage buildings, many historical features and mid-century architecture. An old-fashioned, traditional feel with a mix of architectural styles. Low density housing, good size blocks, not overcrowded, one home per block with green areas. A strong neighbourhood character statement has largely avoided inappropriate development. Some vacant acreage and rural land, no need for new development); and **Vegetation** (Green spaces and landscapes, lots of trees, large trees, mature indigenous trees, and tree canopies. Nature, native flora, vegetation, and gardens. A natural habitat with birdlife and wildlife)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (New buildings to be respectful of existing small-town character and designed to preserve historic features and charm to retain a country rural feel. Retain low density housing, large block size, rural hobby farms and grazing land. No over-development or large subdivisions and limit subdivisions and continue to limit density, particularly for multi-unit developments. Maintain uniform colour scheme with muted colours, uniformity of roof lines, and use of natural materials (timber, corrugated iron, mudbrick). Buildings to be energy efficient); and **Vegetation** (Preserve existing trees and leafy feel. No removal of trees, retain the canopy trees for shade and avoid damage to mature trees. Ban the removal of indigenous canopy trees with a permit. Native flora and gardens to attract birdlife and provide homes for wildlife. Leave space for substantial trees and use appropriate screening and suitable native trees and shrubs to break up residential and commercial zones)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 45 survey respondents, 24 provided the following details in relation to Hurstbridge:

| Street/Area | Street/Area |
|--|---|
| <ul style="list-style-type: none"> ▪ Arthur's Creek Road ▪ Bambara ▪ Cherry Tree Road (2) ▪ Curtain Road (2) ▪ Flat Rock Road ▪ Hayley's Gully Road ▪ Heidelberg-Kinglake Main Road (2) ▪ Hurst Road ▪ Hurstbridge-Kinglake Road ▪ Main Street ▪ Silvan Road ▪ Wattletree Road | <ul style="list-style-type: none"> ▪ Arthur's Creek ▪ Bingley Avenue ▪ Coolaroo Avenue ▪ Entire area within township zone including parkland ▪ General neighbourhood ▪ Heather Avenue ▪ Heidelberg-Kinglake Road and Arthur's Creek Road ▪ Hurstbridge shopping strip (3) ▪ Main Hurstbridge Road ▪ Midhurst ▪ Taylor Road |

4.6.2 How the character of this neighbourhood is described now

Survey respondents were asked "Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?" and invited to provide a personalised response. A total of 44 respondents provided a response which referred to one or more topics.

Table 15 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 15, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Built form (how buildings or home look)
- Vegetation (gardens, trees, plants, bush)

Table 15. Summary of themes and topics describing current neighbourhood character of Hurstbridge (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=44) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Nature, green, beautiful trees, and leafy. Natural and bushy with native wildlife corridor and mixed landscapes | 21 |
| 2 Built form (how buildings or homes look) Quaint historical and heritage buildings from 1920s. Unique, neat houses with individual style and character involving wood and mud brick. Diverse types of properties such as higher density, framing or grazing land, equine properties, and open space | 24 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths Few fences, pedestrian friendly | 2 |
| 8 Topography (mountains, hills, creeks) Hills and gullies | 1 |
| 9 Views Views | 1 |
| Feel of the neighbourhood | |
| Family friendly, welcoming and sense of community | 9 |
| Quiet, peaceful, and tranquil | 8 |
| Rural township feel | 7 |
| Relaxed country town vibe | 4 |
| Semi-rural township feel | 4 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Hurstbridge to us is a place where community lives in the environment*
- *Connected to history*
- *Eucalypt covered rural town*

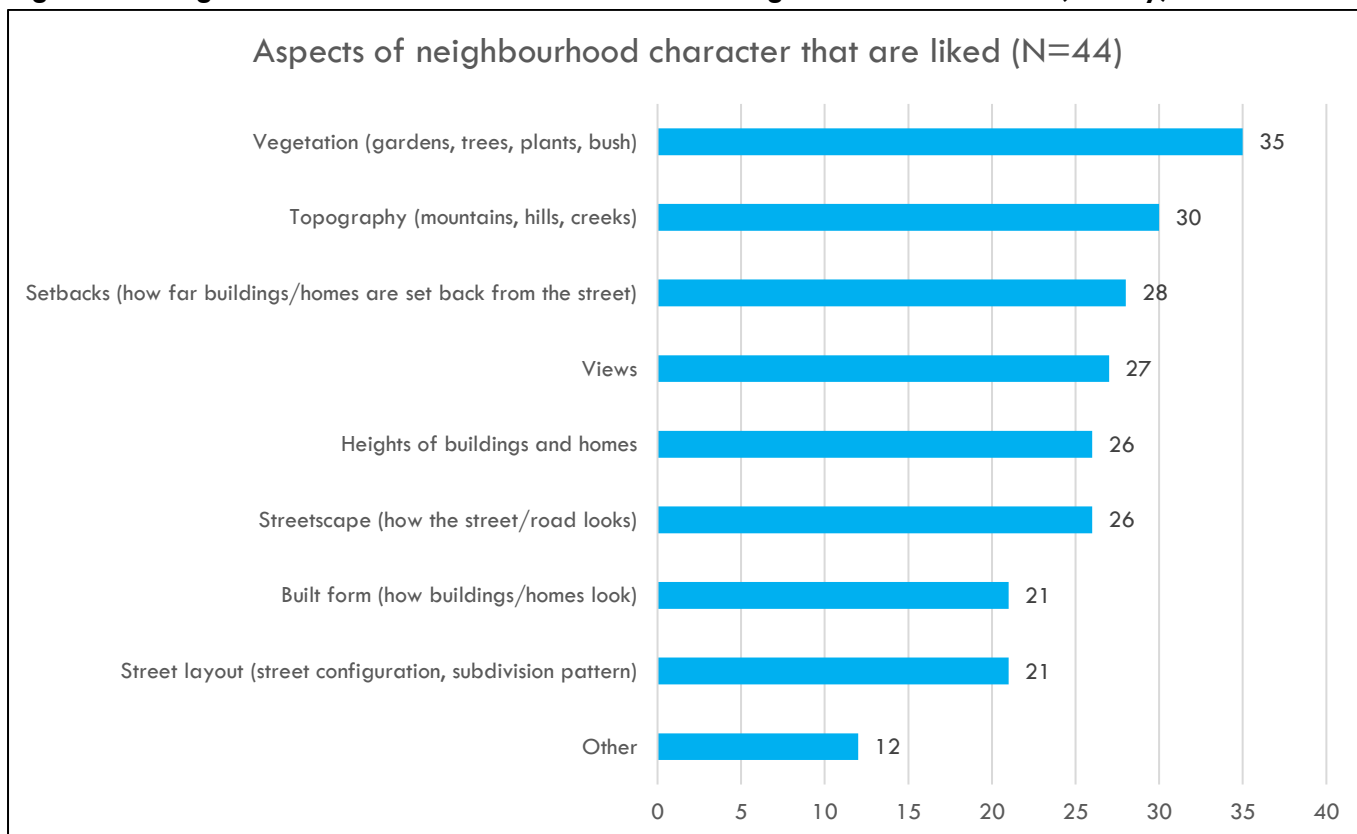
4.6.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 15 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Hurstbridge. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Topography (mountains, hills, creeks)
- Setbacks (how far buildings/homes are set back from the street)

Figure 15. Neighbourhood character features in Hurstbridge that are liked now (Survey)



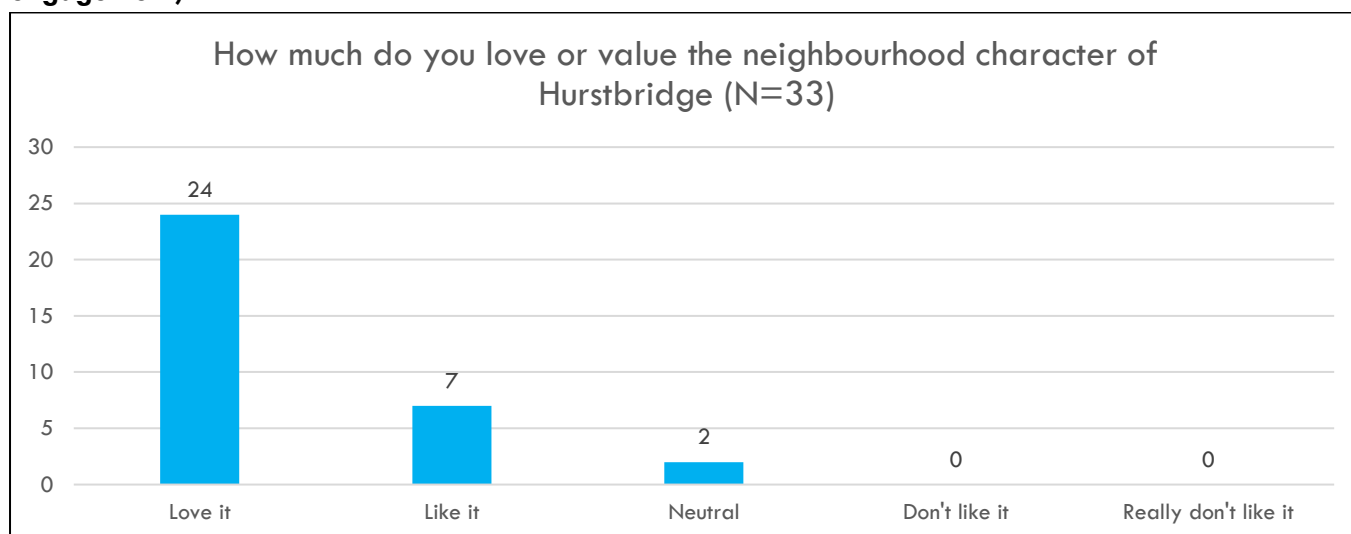
The 12 respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *A village feeling*
- *Community/Village feel*
- *Every category contains some negative exceptions.*
- *Grazing land and associated open spaces*
- *I like that the character has developed without Soviet style interference*
- *Love the green wedge - less infill and more room for wildlife.*
- *Low density*
- *Overall similarity of rooflines and attractiveness of garden area specifically in front of units designed by Robert Marshall (next to Bendigo Bank). Also, old bank building, Saunders Garage, Use of corrugated iron as exemplified in some older buildings.*
- *Right mix of homes for parking*
- *Rural grazing land with dispersed housing and agricultural buildings, equine properties and associated infrastructure, trails.*
- *The houses are all on big blocks. Stop subdivision!!*
- *Undeveloped*

Place-based pop-up (voting pod) participants in Hurstbridge were asked “How much do you love or value the neighbourhood character of Hurstbridge (think architecture style, setbacks, fences and footpaths, vegetation, view lines and typography)? Participants were presented with a listing of five emojis (reflecting Love it, Like it, Neutral, Don’t like it and Really don’t like it) as well as an Unsure response option, and invited to place one ball in the appropriate tube.

Figure 16 presents the results for the above voting pod question. As shown, most participants indicated they Love or Like the neighbourhood character of Hurstbridge.

Figure 16. Neighbourhood character features in Hurstbridge that are loved or valued (Pop-up engagement)



Place-based pop-up (Chatboard) participants in Hurstbridge were asked “What do you love and value now about the character of this neighbourhood?” Some individuals may have participated in more than one engagement activity or provided more than one Chatboard comment. Participants provided the following feedback (presented verbatim as submitted). The number in brackets indicates the number of participants who indicated support for a comment:

- Country feel
- Historic feel
- Love our views
- No high rises – keep it green
- Parks and playgrounds
- Quiet and peaceful
- Relaxing
- The environment
- The green wedge
- The rural feel
- Tree
- Village feel

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- Built form, Setbacks, Heights of buildings and homes, Vegetation, Street Layout, Topography, Views
- Setbacks, Vegetation, Street layout, Streetscape
- Setbacks, Vegetation, Street layout, Streetscape

4.6.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 41 respondents provided a response which referred to one or more topics.

Table 16 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Built form (how buildings or home look)
- Vegetation (gardens, trees, plants, bush)

Table 16. Summary of themes and topics describing specific unique neighbourhood features of Hurstbridge (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=41) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Green spaces and landscapes, lots of trees, large trees, mature indigenous trees, and tree canopies. Nature, native flora, vegetation, and gardens. A natural habitat with birdlife and wildlife | 18 |
| 2 Built form (how buildings or homes look) Historic village with heritage buildings, many historical features and mid-century architecture. An old-fashioned, traditional feel with a mix of architectural styles. Low density housing, good size blocks, not overcrowded, one home per block with green areas. A strong neighbourhood character statement has largely avoided inappropriate development. Some vacant acreage and rural land, no need for new development | 19 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes Single storey traditional buildings, variety of low rise-built forms | 3 |
| 5 Streetscape (how the street/road looks) Large grass nature strips, no gutters and roadside verge trails for horse riding and walking | 3 |
| 6 Setbacks (how far buildings/homes are set back from the street) Houses set back and not overcrowded | 1 |
| 7 Front fencing and footpaths Pedestrian friendly with informal paths and wide footpaths. Minimal front fencing and low fencing | 4 |
| 8 Topography (mountains, hills, creeks) Creeks and billabongs | 2 |
| 9 Views Peaceful views, landscape views | 2 |
| No specific features that make this neighbourhood different or unique | 2 |
| Feel of the neighbourhood | |
| Village atmosphere and rural feel | 5 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Hurstbridge is unique in the way a substantial sized community and commercial centre can thrive within a relatively intact and healthy environment. Indigenous plants and native fauna are dominant and not separated from community, trees which have died also seen as part of the natural environment and retained. Ancient trees stand right within the centre of the busy shopping strip and attract flocks of native birds, platypus thrive in the creek running through the centre of town, kangaroos move into the recreational areas as people move inside for the night. Threatened species are seen here. Trees with natural understory line the roads with minimal cleared verges*
- *The town plan for Hurstbridge is unusual – residents from both sides of the creek look towards this beautiful central area and can readily access it for passive and active recreation. Most parts of town would experience more wildlife than in most suburbs of Melbourne. Very few main shopping strips would have ancient trees shading the shops and paths. It is close to a 20-minute town. House gardens blend into one another with a consistent theme of indigenous plants. Most views of the town are dominated by eucalypt canopy rather than roofs. Most streets have wide natural nature strips with porous tracks – with pedestrians and children on bikes using dirt tracks in the grass. The town is separated from other towns by rural zones*
- *Healthy creek with associated riparian vegetation area that forms the ‘spine’ of the town. This is a wide and continuous green area from the north to the south of the town and provides an important wildlife corridor and passive and active recreation area for residents and visitors. The green ‘spine’ of the town is well used and close to properties on both sides of town. The large old native trees. Native vegetation in front gardens. Setbacks to allow for these gardens and for street trees to thrive (for residential sites in the street). Low density housing. Wide nature strips. Bitumen rather than concrete paths in township and porous (gravel, granitic, or dirt) paths in recreation areas. Areas that have natural appeal and have no built form. Canopy cover over the residential area as well as over the creek area. The views into the residential parts of town from the recreational area and town centre are dominated by tree canopies. Separation of residential area from that of neighbouring towns by zoning*

4.6.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 43 respondents provided a response which referred to one or more topics.

Table 17 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or home look)
- Vegetation (gardens, trees, plants, bush)

Table 17. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Hurstbridge (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=43) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Preserve existing trees and leafy feel. No removal of trees, retain the canopy trees for shade and avoid damage to mature trees. Ban the removal of indigenous canopy trees with a permit. Native flora and gardens to attract birdlife and provide homes for wildlife. Leave space for substantial trees and use appropriate screening and suitable native trees and shrubs to break up residential and commercial zones | 13 |
| 2 Built form (how buildings or homes look) | 23 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=43) |
|--|---|
| New buildings to be respectful of existing small-town character and designed to preserve historic features and charm to retain a country rural feel. Retain low density housing, large block size, rural hobby farms and grazing land. No over-development or large subdivisions and limit subdivisions and continue to limit density, particularly for multi-unit developments. Maintain uniform colour scheme with muted colours, uniformity of roof lines, and use of natural materials (timber, corrugated iron, mudbrick). Buildings to be energy efficient | |
| 3 Street layout and road network (street configuration, subdivision pattern) Connected shared trails between larger and rural townships and neighbourhoods | 1 |
| 4 Heights of buildings and homes Reduce height limits, remain low rise and single storey. Avoid high rise, no buildings of three or more storeys and no multi-storey buildings | 8 |
| 5 Streetscape (how the street/road looks) Enhance nature strips, continue to promote the use of verandas over paths and re-situate powerlines underground | 3 |
| 6 Setbacks (how far buildings/homes are set back from the street) Keep housing back from the street | 1 |
| 7 Front fencing and footpaths Few fences. Some more footpaths and a roadside walking track | 3 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| 10 No development, no new development | 9 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Hurstbridge, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to review the traffic flow and parking around the school, mow the grass on the roadside, and mulch the parks; and suggestions to consider parking for retailers and plan the shopping precinct for future growth.

Place-based pop-up (Chatboard) participants in Hurstbridge were asked “How could new development in this neighbourhood be designed to enhance and improve the neighbourhood character?” Some individuals may have participated in more than one engagement activity or provided more than one Chatboard comment. Participants provided the following feedback (presented verbatim as submitted):

- *Diversity of housing types to allow for housing affordability (especially for young people who wish to stay in the area when they leave home)*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Views of the Diamond Creek corridor are being impacted by the diamond creek trail. Revegetation is required to screen the view of the concrete path from the Heidelberg – Kinglake Rd. The shady character of the Creekside has been eroded by tree loss and pruning for this trail and should be restored by canopy tree planting. Support the retention of all of the elements in the current precinct BG3 guidelines with the addition to ‘roadway treatments’ of ‘to reduce traffic speed on Council maintained roads. Support the retention of all of the elements in the current precinct SB4 guidelines - with the addition to ‘roadway treatments’ of ‘to reduce traffic speed on Council maintained roads’. Support the retention of all of the current residential design guidelines. Note that the Public Park and Recreation Zone is a dominant feature of Hurstbridge, this area runs the length of Hurstbridge township and features in most views from the town. The creekside wildlife corridor contributes to*

the abundance of wildlife in the area. These areas are essential elements of the character and should be protected from inappropriate modification by Council by inclusion in the character strategy. Encroachment into tree structural zones and more than 10 % of tree protection zones has caused significant tree loss in Hurstbridge. Valuable large old trees on roadsides in Hurstbridge have been killed by root damage such as the Yellow box on Arthurs Creek Rd near 'Burkes tree' killed by Melbourne Water works in the root zone; the ancient Yellow Box and Eucalyptus Blakelyi west of Lot 1 Graysharps Rd killed by Council footpath construction in the root zones; and the 2 Yellow Gums outside 816 Kinglake – Heidelberg Rd killed by Council's unnecessary mechanical ripping of root zones before the planting of shrubs. The recent landscape works around the war memorial on the corner of Anzac Rd has killed the remnant River Red Gum near the works

- The Public Park and Recreation zoned areas need to be included in the neighbourhood character strategy. Retain all elements of the current neighbourhood character statements BG3 and SB4 with the inclusion (as seen in the GC statements) of the road treatment design objective to reduce traffic speeds. Retain all elements of the current residential design guidelines. The traditional custodians of the area and their culture should be consulted in regards to place naming and any developments on public land. Retain all overlays. Add heritage overlays to all trees at or over the Large Old Tree size for the ecological vegetation class in which the tree is located. Protect views of the town from the recreational / wildlife (the green space along the Diamond Creek) area by not allowing permits for canopy tree removal or lopping where removals allow built form to intrude into the canopy cover. Tree removals or lopping for safety when verified by an independent arborist excluded from this requirement. Protect views of the recreational / wildlife area (the green space along the Diamond Creek) from the shopping and residential areas by not allowing permits for canopy tree removal or lopping where removals allow built form to intrude into the canopy cover. Tree removals or lopping for safety when verified by an independent arborist excluded from this requirement. All Council developments should be required to comply with neighbourhood character – including paving, buildings, signs, fences, retaining walls, curbs, water sensitive design etc. This would encompass ensuring that the development improves the area's biodiversity, natural appeal and clean air and reduces the area's embodied and ongoing carbon emissions and pollution. Advise new residents of tree removal laws and penalties for removing trees without a permit where required. Ensure Council abide by cl 52.17 of the Planning Scheme and all overlays in regards to tree removal including tree root encroachment. Ensure maintenance of the PPRZ area does not destroy the character – eg mowing is destroying natural regeneration and thus over time reducing vegetation cover and biodiversity. Improve transparency in the development approval process by making applications public, including all council development proposals
- Consideration of traditional custodians of the area in place naming, use of native plants, restoration of environment and historical communications. All development applications should be freely available to community for assessment. No canopy tree removal should be allowed without a permit (native or other). Consideration of sustainability in decision making for approval of all development permits (including municipal and state government developments). This would encompass ensuring that the development improves the area's biodiversity, and reduces the area's embodied and ongoing carbon emissions. Ensure that the current planning scheme requirement for permits for tree root zone encroachment for native trees – is enforced. (Note that The current planning scheme Guidelines for the removal, destruction or lopping of native vegetation requires applicants to identify all native vegetation loss, including consequential and assumed loss of native vegetation (Section 2.3.3 of the Guidelines). Assumed loss includes encroachment into the Tree Protection Zone or Structural Root Zone, as specified in AS4970-2009.) Retain all of the elements and boundaries in the current neighbourhood character statement with the addition of the value and retention of the wide green habitat and recreation 'spine' of the town. Enhancement of the habitat of the creek corridor by widening the area of riparian vegetation on either side of the creek. Retention of the natural appeal of areas that currently are not dominated by built form. Consideration of the canopy cover of the town when assessing development permits

4.7 North Warrandyte

This section presents the findings relating to North Warrandyte. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **14 survey respondents** commented on North Warrandyte. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.7.1 Key highlights for North Warrandyte

- When asked to describe the character of this neighbourhood now, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (Natural bushland and vegetation, nature, greenery, and lots of trees. Native wildlife and indigenous flora); and **Built form** (Open spaces, acreage, large natural bush blocks, secluded, low density, and minimal development. Varied and modern buildings, with home hidden behind trees)
- When asked what they like about the character of this neighbourhood and presented with a list of options, participants most frequently selected: **Vegetation**; and **Views**
- When asked about specific features that make this neighbourhood different or unique, participants most frequently referred to topics relating to: **Vegetation** (Lots of natural vegetation, nature, native bushes, trees, and plants. An abundance of wildlife, native wildlife, animals, birds, reptiles, and invertebrates); and **Built form** (Large private residential bush blocks, native bushland blocks. Most houses are partly visible from the road and suit the landscape. Natural building materials sensitive to surrounds, some variety although no concrete boxy structures on cleared blocks)
- When asked how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (Restrict new development to limited, small scale development. New dwelling designs to be natural, environmentally friendly and suited to and around the bush. Existing buildings are diverse so allow some flexibility and variation with new developments. Consider allowing extra buildings on properties without a subdivision); and **Vegetation** (Preserve vegetation and current landscapes and retain the treed, bush environments. Encourage native gardens)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 14 survey respondents, eight provided the following details in relation to North Warrandyte:

| Street/Area |
|---|
| <ul style="list-style-type: none"> ▪ Blooms Road ▪ Bradleys Lane ▪ Castle Road; Hamilton Road ▪ Glynn's Road, and all surrounding streets ▪ Kangaroo Ground ▪ Kruses Road and surrounding roads ▪ Pigeon Bank Road ▪ Research Roads ▪ Research-Warrandyte Road and the whole of North Warrandyte ▪ Warrandyte |

4.7.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 14 respondents provided a response which referred to one or more topics.

Table 18 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 18, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 18. Summary of themes and topics describing current neighbourhood character of North Warrandyte (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=14) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Natural bushland and vegetation, nature, greenery, and lots of trees. Native wildlife and indigenous flora | 10 |
| 2 Built form (how buildings or homes look) Open spaces, acreage, large natural bush blocks, secluded, low density, and minimal development. Varied and modern buildings, with home hidden behind trees | 8 |
| 3 Street layout and road network (street configuration, subdivision pattern) Winding, busy roads | 1 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Walker-friendly, tree-lined roads | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=14) |
|---|---|
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Informal country town vibe | 3 |
| Rural township feel | 1 |

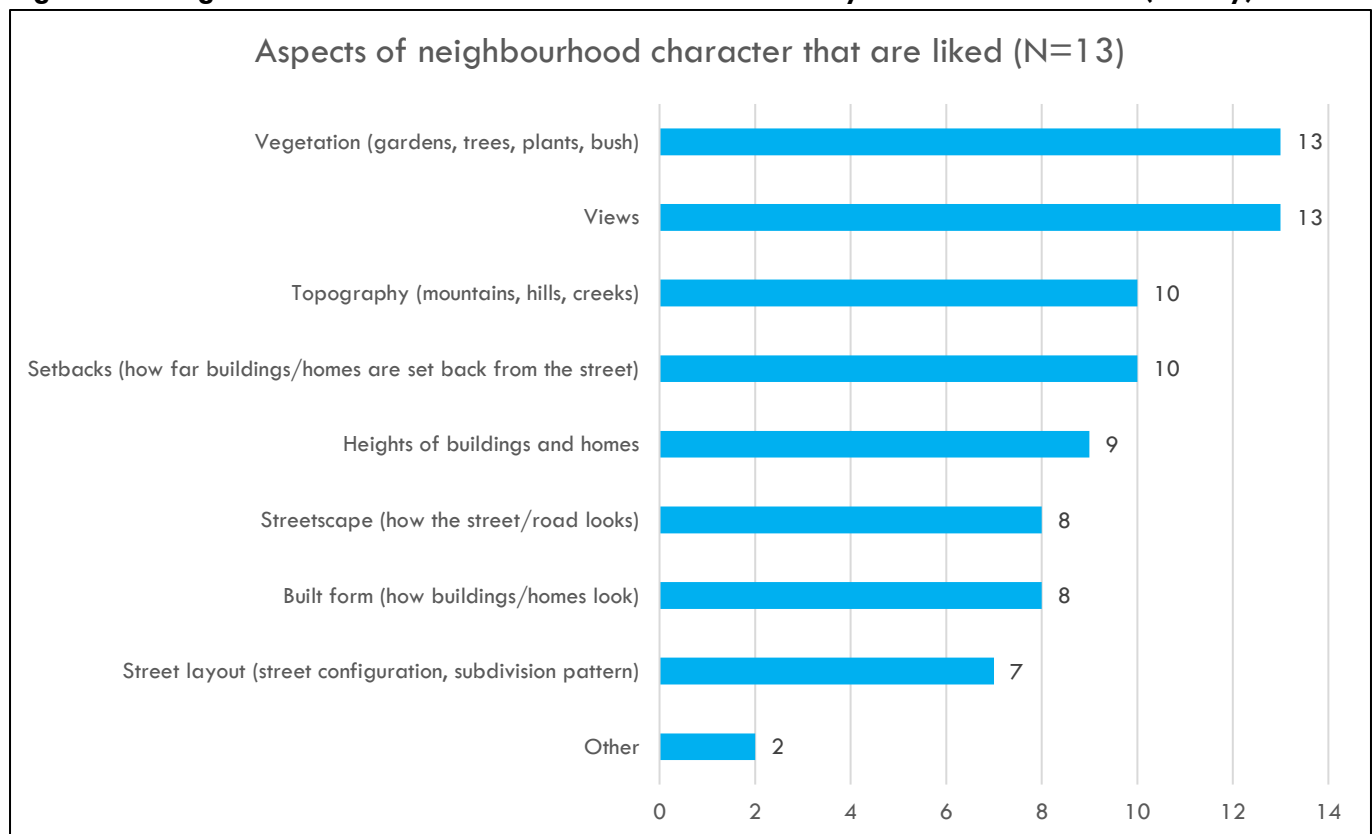
4.7.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 17 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for North Warrandyte. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Views

Figure 17. Neighbourhood character features in North Warrandyte that are liked now (Survey)



The two respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- Largely native bush, though some gardens have introduced exotic species close to the houses
- The river and creeks

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Character Attributes & Architectural Style, form and layout: Built structures have low visual impact and blend in with the environment. Era of buildings: Mixed. Existing building quality: Some existing buildings are unique, most are high quality, many are significant or architecturally interesting, e.g. Robin Boyd houses, the Danila Vassilieff house, and Alistair Knox houses. A few artists shacks and studios remain, for example Deborah Halpern, Gus McLaren. Primary materials: Everything including mud brick, single brick, timber, solid brick.*
- *Roof form: flat or pitched. Roof material: some clay tiles, and flat or pitched colorbond steel. Scale of existing development: Dominant residential form: Single dwellings on allotments mostly ½ acre to two acres in size, though there are a few older ¼ acre subdivisions. Dominant residential typology: mix of single level, split level because of steep topography, and some two-storey. Setbacks and Siting: most are setback from the front and sides as blocks are relatively large, and most people do not want to be too close to their neighbours. By having side setbacks, neighbours can avoid unsightly and costly fencing, and it allows movement of native animals. Consistency of setbacks: most are setback. Dominance of parking structures: most houses have a carport or garage/ garages. This is because the blocks are relatively large and can accommodate parking structures, the roads are narrow and do not allow parking, and being a treed area, there is a risk of tree damage if cars are not garaged. Front fencing and Footpaths: Front fencing is variable. Front fencing has increased, in part due to the increase in dog ownership. Houses where the native bush has been cleared tend to have fences in order to provide the privacy that native bush once allowed. We prefer no fencing in front yards to maintain the character of the area. Front fence height: Preference is for low fences if there are any. Front fence type: currently variable, from post and wire to high cement block or stone walls. We advocate no front fences on boundary in order to keep bush environment. Footpath presence; it varies and is often just on one side of the street. Generally there is a winding gravel path on side streets, but main roads have asphalt paths in places. Vegetation. Most blocks have native vegetation, and there is considerable roadside native vegetation. Public and private landscaping: there are a few formally landscaped blocks but most are natural, or have enhanced native bush, that is owners have used a native landscape design. Private garden type. We prefer the retention of the native landscape. However, we also support built or enhanced native gardens, that harmonise with the bush environment. We do not support the exotic gardens for example, palm trees, cactus, Agapanthas and weed species (for example Pittosporum and Cootamundra Wattle). Street tree types: mostly it is native vegetation and trees in the streets. We would like to see more understory in streets, as they provide good screening, and habitat for birds and small animals. View-lines and Topography: North Warrandyte has beautiful view-lines to the Dandenongs, Kangaroo Ground, the Green Wedge and city, as there are many ridgelines. We discourage the higher form of houses, built to get view-lines, as this often destroys everyone else's natural views. We oppose bulky form buildings where the aim is to enhance view-lines to owner but have the consequence of destroying view-lines from the streetscape. Road Network: There are two main roads and the rest are meandering lanes and small roads. Road layout: Roads largely have been designed to achieve gentle grades by routing along contours, for example The Boulevard. Road surface: Mostly informal sealed roads, still some dirt roads. Drainage: currently there are mainly table or open channel (OUD) drains. Many of the discharge points are not properly connected up so you get erosion. We recommend improvements here, but not kerb and channel.*

4.7.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 14 respondents provided a response which referred to one or more topics.

Table 19 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, the respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 19. Summary of themes and topics describing specific unique neighbourhood features of North Warrandyte (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=14) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Lots of natural vegetation, nature, native bushes, trees, and plants. An abundance of wildlife, native wildlife, animals, birds, reptiles, and invertebrates | 8 |
| 2 Built form (how buildings or homes look) Large private residential bush blocks, native bushland blocks. Most houses are partly visible from the road and suit the landscape. Natural building materials sensitive to surrounds, some variety although no concrete boxy structures on cleared blocks | 8 |
| 3 Street layout and road network (street configuration, subdivision pattern) Winding road through natural bush | 1 |
| 4 Heights of buildings and homes No high-rise buildings | 1 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) Setbacks | 1 |
| 7 Front fencing and footpaths Good footpaths, few fences | 2 |
| 8 Topography (mountains, hills, creeks) Very hilly, the river, proximity to the Yarra River and creeks | 4 |
| 9 Views Scenic views of the trees and bush or distant views of mountains, city and bush | 2 |
| Feel of the neighbourhood | |
| Peaceful, semi-rural feel | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Having primarily native vegetation on the roadside and on properties. The predominance of gentle to steep hills. North Warrandyte is not flat. It is a hilly terrain, and this contributes to the gullies and vistas which open up as you drive through. Absence of intrusive built form. The consistency of low density character. No commercial areas. North Warrandyte does not have any parks, which means that as there are no places for families to meet or congregate. There are no shops or formal commercial businesses or centre. There is only one small park in Weerona Way, built when the street was developed. However, North Warrandyte has a number of State Parks (Glynns Road and Norman Reserve) and riverside walks. This adds to the character and makes it very attractive for locals and people from adjacent suburbs. It also has very special wildflower reserves (e.g. Professor's Hill). All of this creates a beautiful riverine environment, which is reflected in the character. Many houses are sited or designed to take advantage of this. North Warrandyte abuts the Yarra River and also has a number of beautiful gullies and creeks, (e.g. Stoney Creek and Pigeon Bank). Because of the meandering flow of the river, most residents can easily access the River within 5-10 minutes walks from their houses. This is central to the neighbourhood character of North Warrandyte*

4.7.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked "How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?" and invited to provide a personalised response. A total of 14 respondents provided a response which referred to one or more topics.

Table 20 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, the respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 20. Summary of themes and topics describing ways new development could enhance the neighbourhood character of North Warrandyte (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=14) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Preserve vegetation and current landscapes and retain the treed, bush environments. Encourage native gardens | 4 |
| 2 Built form (how buildings or homes look) Restrict new development to limited, small scale development. New dwelling designs to be natural, environmentally friendly and suited to and around the bush. Existing buildings are diverse so allow some flexibility and variation with new developments. Consider allowing extra buildings on properties without a subdivision | 6 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes Low rise | 2 |
| 5 Streetscape (how the street/road looks) Plants on nature strip or keep it a bush, less concrete speed humps to slow traffic | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) Properties should be setback, plenty of setbacks | 2 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| 10 No development, no new development | 4 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to North Warrandyte Creek, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to keep it safe and reconsider the limitation around placing an office or granny flat on private property; and a suggestion to consider insights from First Nations people.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Encouraging developments that blend with the environment, rather than making an architectural statement. We want to houses that are sympathetic to the environment and the landscape. Limiting the built form on the block with a building envelope, suitable for the size and dimensions of the block. Scale the building to the size of the block, having regard to the size, dimensions and gradient of the block. The built form envelope should include the residence, sheds, gardens, pool and other ancillary buildings. This needs to be given effect through the use of a defined building envelope. Our preference is that fences on the front boundary should not be permitted. Where fencing is required to contain an animal or small children, it should run from the side of the residence to the side boundary. We need guidelines regarding the scale of ancillary structures that are appropriate to residential use. We are not against people having a hobby facility, but when a structure*

becomes commercial in size it is clearly not ancillary to residential use and can often be surreptitiously used for commercial or business purposes which undermine the residential zoning. Just because allotments in North Warrandyte are larger than a typical suburb does not mean that they can be filled with storage sheds and commercial workshops. It is not appropriate because of traffic movements, inappropriate land use, the inevitable destruction of a bush block and the impact on the amenity of other residents. We need to restrict the area of disturbance on a property and ensure that land uses are truly residential. Any new planning controls will need to be implemented and enforced

4.8 Panton Hill

This section presents the findings relating to Panton Hill. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **14 survey respondents** commented on Panton Hill. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.8.1 Key highlights for Panton Hill

- When asked to describe the character of this neighbourhood now, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (A bush township, bush and trees); and **Built form** (Grazing land with livestock, equine properties, and nice houses. Historic and varied across 100 years)
- When asked what they like about the character of this neighbourhood and presented with a list of options, participants most frequently selected: **Topography**; and **Views**
- When asked about specific features that make this neighbourhood different or unique, participants most frequently referred to topics relating to: **Built form** (Buildings reflect the history, past fires, and gold rush. Rural small-town features, larger residential blocks, grazing land with dispersed housing and agricultural buildings and equine properties. Uniformity of materials and pavements in public and private buildings); and **Vegetation** (Green wedge, proximity to the bush, conservation bush, beautiful landscapes, lots of nature and trees)
- When asked how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (New development must be consistent with a rural township and existing character in terms of design, colour and appearance. Retain rural hobby farms and preserve existing grazing land for livestock. Permit detached houses that are like existing buildings and some subdivisions with smaller plots to encourage young families and provide a downsizing option for ageing residents); and **Streetscape** (Streetscaping and dirt roads and streets to be bituminised. Provide an alternative for the pedestrians and cyclists using the 80km stretch of dangerous road)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 14 survey respondents, 10 provided the following details in relation to Panton Hill:

| Street/Area |
|---|
| <ul style="list-style-type: none"> ▪ Bishop Road (2) ▪ Church Road ▪ Heidelberg-Kinglake Road (from Hurstbridge to Cottles Bridge) ▪ Kangaroo Ground - St Andrews Road ▪ Main Road (2) ▪ Main Road/Kangaroo Ground-St Andrews Road ▪ Rodger Road ▪ Rodger Road ▪ Rodger Road ▪ Rodger Road and Main street of Panton Hill ▪ Township |

4.8.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 13 respondents provided a response which referred to one or more topics.

Table 21 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 21, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 21. Summary of themes and topics describing current neighbourhood character of Panton Hill (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=13) |
|--|---|
| 1. Neighbourhood character features | |
| 1.1 Vegetation (gardens, trees, plants, bush) A bush township, bush and trees | 6 |
| 1.2 Built form (how buildings or homes look) Grazing land with livestock, equine properties, and nice houses. Historic and varied across 100 years | 4 |
| 1.3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 1.4 Heights of buildings and homes | 0 |
| 1.5 Streetscape (how the street/road looks) | 0 |
| 1.6 Setbacks (how far buildings/homes are set back from the street) Well spaced | 1 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=13) |
|--|---|
| 1.7 Front fencing and footpaths Lacking footpaths | 1 |
| 1.8 Topography (mountains, hills, creeks) | 0 |
| 1.9 Views | 0 |
| 2. Feel of the neighbourhood | |
| 2.1 Family friendly, welcoming and sense of community | 3 |
| 2.2 Rural township feel | 4 |
| 2.3 Relaxed country town vibe | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Panton Hill is an active community surrounded by reserves*

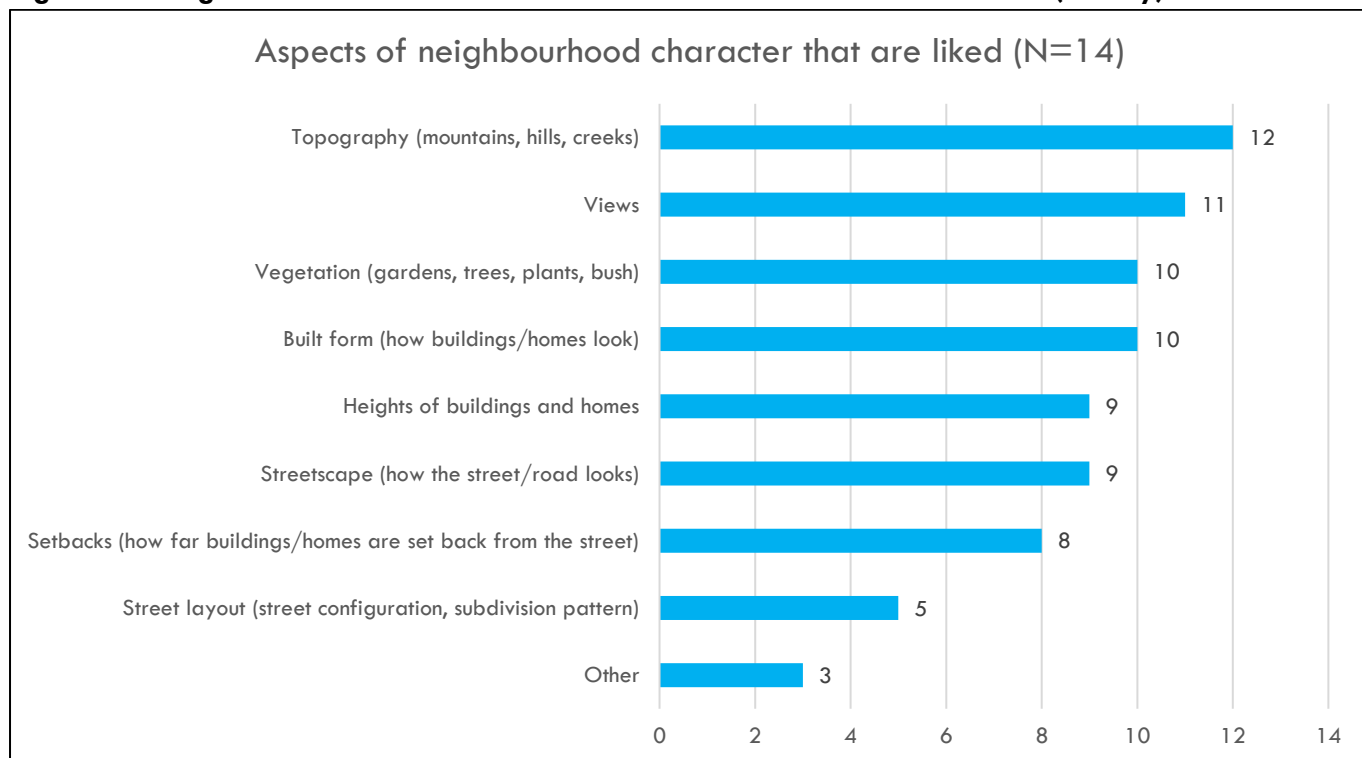
4.8.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 18 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Panton Hill. The most frequently referenced themes in the feedback were:

- Topography (mountains, hills, creeks)
- Views

Figure 18. Neighbourhood character features in Panton Hill that are liked now (Survey)



The three respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- The buildings (except for the more recent addition to the church) are similar in style and colour, so present a distinctive historical character
- The quiet nature of the area, roundabouts, and bluestone
- Rural grazing land with dispersed housing and agricultural buildings, equine properties and associated infrastructure, trails

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- Built form, Setbacks, Heights of buildings and homes, Vegetation, Street Layout, Topography, Views

4.8.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 22 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 22. Summary of themes and topics describing specific unique neighbourhood features of Panton Hill (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Green wedge, proximity to the bush, conservation bush, beautiful landscapes, lots of nature and trees | 4 |
| 2 Built form (how buildings or homes look) Buildings reflect the history, past fires, and gold rush. Rural small-town features, larger residential blocks, grazing land with dispersed housing and agricultural buildings and equine properties. Uniformity of materials and pavements in public and private buildings | 5 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Character of Main Road reflects the history of the town and area | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Country town vibe | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Panton Hill is a place where community is always out – in the natural bush reserves or on the oval. The joy and beauty of these reserves dominate the character of the town*

4.8.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 12 respondents provided a response which referred to one or more topics.

Table 23 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Streetscape (how the street/road looks)

Table 23. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Panton Hill (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=12) |
|--|---|
| 1. Neighbourhood character features | |
| 1.1 Vegetation (gardens, trees, plants, bush) | 0 |
| 1.2 Built form (how buildings or homes look) New development must be consistent with a rural township and existing character in terms of design, colour and appearance. Retain rural hobby farms and preserve existing grazing land for livestock. Permit detached houses that are like existing buildings and some subdivisions with smaller plots to encourage young families and provide a downsizing option for ageing residents | 6 |
| 1.3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 1.4 Heights of buildings and homes | 0 |
| 1.5 Streetscape (how the street/road looks) Streetscaping and dirt roads and streets to be bituminised. Provide an alternative for the pedestrians and cyclists using the 80km stretch of dangerous road | 4 |
| 1.6 Setbacks (how far buildings/homes are set back from the street) Setbacks | 1 |
| 1.7 Front fencing and footpaths Footpaths or bike paths, connected shared trails between both larger and rural townships and neighbourhoods | 2 |
| 1.8 Topography (mountains, hills, creeks) | 0 |
| 1.9 Views | 0 |
| 1.10 No new development | 1 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Panton Hill, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to consider maintaining the garden beds on the main road and safe fencing for wildlife; and suggestions for low-cost housing for people with disabilities and weed management solutions.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *RARE supports the retention of all of the elements in the current precinct S guidelines with the addition to 'roadway treatments' of 'to reduce traffic speed on Council maintained roads'*
- *WAN supports the retention of all of the elements in the current precinct S guidelines*

4.9 Plenty

This section presents the findings relating to Plenty. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **10 survey respondents** commented on Plenty. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.9.1 Key highlights for Plenty

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Built form** (Rustic and old buildings, modern family homes, spacious and open)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation**; and **Topography**
- When asked about specific features that make this neighbourhood different or unique, participants most frequently referred to topics relating to: **Vegetation** (Natural parklands, nature, the Gorge Park, general retention of vegetation particularly native vegetation); and **Built form** (Modern development taking account of local environment, properties blending rural and suburban character, maintained homes)
- When asked how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (Retain rural character. Limit subdivisions and multi-unit developments, keep subdivisions at one-acre. Respectful development rather than outdated and inconsistently applied principles. Small eco village creation with smaller subdivisions if environmental footprint was addressed); and **Vegetation** (Retain tall trees and native vegetation planting, increase vegetation cover)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 10 survey respondents, five provided the following details in relation to Plenty:

| Street/Area |
|---|
| <ul style="list-style-type: none"> ▪ Browns land and adjoining streets ▪ Browns Lane ▪ Grange avenue ▪ Mackelroy Road (2) ▪ Memorial Road and Old Yan Yean Road (heart area Plenty) ▪ River Avenue ▪ Thornbill Drive |

4.9.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 24 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 24, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced theme in the feedback was:

- Built form (how buildings or homes look)

Table 24. Summary of themes and topics describing current neighbourhood character of Plenty (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|---|---|
| 1. Neighbourhood character features | |
| 1.1 Vegetation (gardens, trees, plants, bush) Untouched and natural | 1 |
| 1.2 Built form (how buildings or homes look) Rustic and old buildings, modern family homes, spacious and open | 4 |
| 1.3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 1.4 Heights of buildings and homes | 0 |
| 1.5 Streetscape (how the street/road looks) | 0 |
| 1.6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 1.7 Front fencing and footpaths | 0 |
| 1.8 Topography (mountains, hills, creeks) | 0 |
| 1.9 Views | 0 |
| 2. Feel of the neighbourhood | |
| 2.1 Family friendly, welcoming and sense of community | 2 |
| 2.2 Quiet, peaceful and tranquil | 2 |
| 2.3 Rural township feel | 1 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|---|---|
| 2.4 Relaxed country town vibe | 1 |
| 2.5 Semi-rural township feel | 2 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Established community beside the gorge*

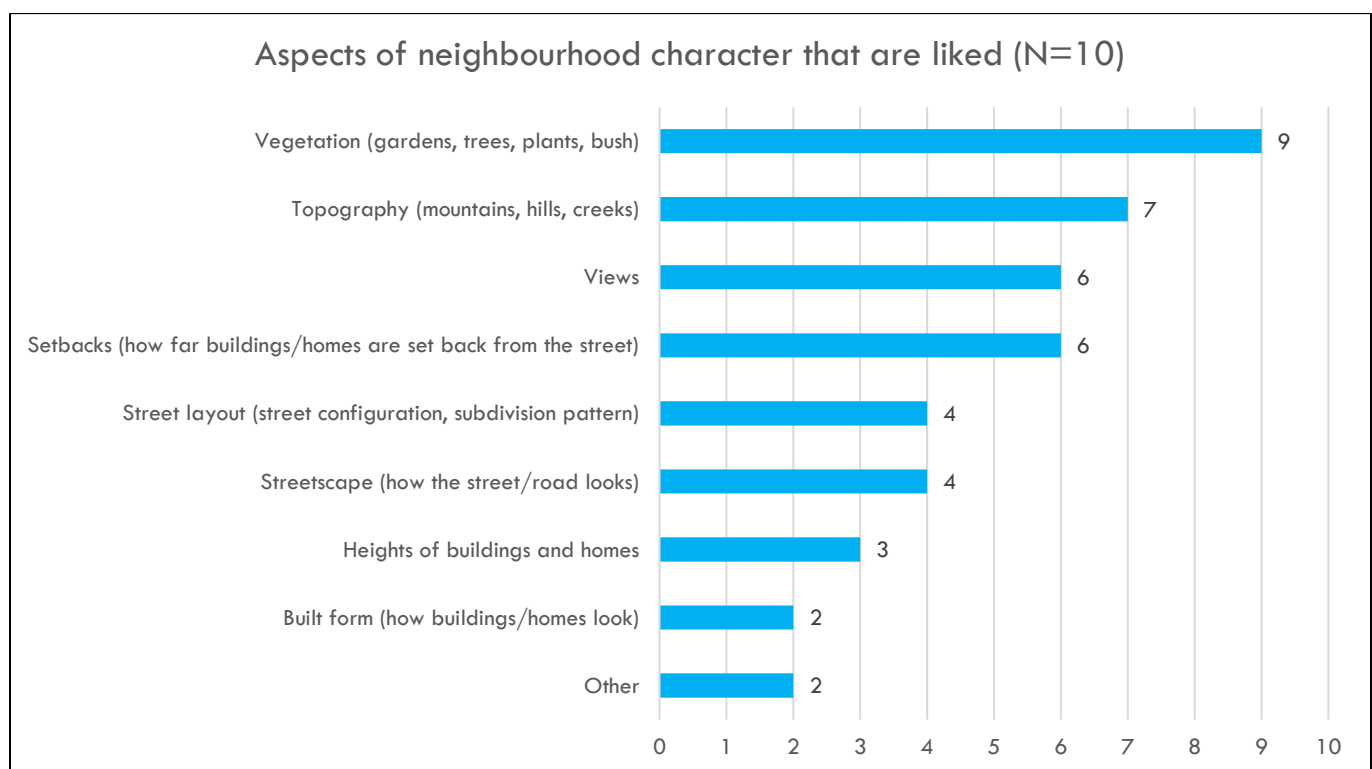
4.9.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 19 presents the results for the above survey question. All response options were selected, to varying degrees for Plenty. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Topography (mountains, hills, creeks)

Figure 19. Neighbourhood character features in Plenty that are liked now (Survey)



The two respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *The gorge*
- *Lack of density and semi-rural feel*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Built form (except for the fire station), Setbacks, Heights of buildings and homes, Vegetation, although removal of old trees and indigenous ground flora becoming an issue, Street Layout (with exception of the divide that Yan Yean Rd has created), Topography, Views (with the exception of the Fire Station and Yan Yean Rd)*

4.9.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of nine respondents provided a response which referred to one or more topics.

Table 25 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 25. Summary of themes and topics describing specific unique neighbourhood features of Plenty (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=9) |
|---|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Natural parklands, nature, the Gorge Park, general retention of vegetation particularly native vegetation | 4 |
| 2 Built form (how buildings or homes look) Modern development taking account of local environment, properties blending rural and suburban character, maintained homes | 3 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Combination of sealed and unsealed roads, clever planting retains a bush feeling along the roadsides | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths Walkways | 1 |
| 8 Topography (mountains, hills, creeks) The hilly topography | 1 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Country town, semi-rural vibe | 2 |
| Welcoming | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Large blocks with large old trees. Proximity to the Plenty Gorge, and Blue Lake*

4.9.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 26 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Front fencing and footpaths
- Built form (how buildings or homes look)

Table 26. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Plenty (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Retain tall trees and native vegetation planting, increase vegetation cover | 3 |
| 2 Built form (how buildings or homes look) Retain rural character. Limit subdivisions and multi-unit developments, keep subdivisions at one-acre. Respectful development rather than outdated and inconsistently applied principles. Small eco village creation with smaller subdivisions if environmental footprint was addressed | 4 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes Limit building heights, height limitation on dwellings | 2 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) Retain setbacks, set back from road and spacing between dwellings | 2 |
| 7 Front fencing and footpaths Upgrade walkways, footpaths that enhance pedestrian movement and streetlights | 5 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |

Survey respondents were also asked to provide any other feedback or ideas about neighbourhood character to be considered?” and invited to provide a personalised comment.

In relation to Plenty, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests for more lighting in some areas; and suggestions to review the limited footpaths and bike tracks as more people are coming to Plenty to access cafes and the Gorge, and replace the old CFA building with a green, community area.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *RARE supports the creation of a neighbourhood character strategy that includes all of the elements in the current precinct S guidelines for Panton Hill and St Andrews with the addition to ‘roadway treatments’ of ‘to reduce traffic speed on Council maintained roads’*

4.10 Research

This section presents the findings relating to Research. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **12 survey respondents** commented on Research. Relevant insights from the **written submissions** are also outlined here.

Some individuals may have participated in more than one engagement activity. Personalised feedback may refer to one or more topics.

4.10.1 Key highlights for Research

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (Large trees, shade, natives, and natural bush settings. Native vegetation established trees and large gardens with wildlife); and **Built form** (Variety of areas including suburban, semi-rural, bushy and countryside. Large, natural bush blocks, wineries, grazing paddocks. 1980's suburban and mixed housing styles. Minimal development, needs improvement and protection)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation; Topography; and Setback**
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Vegetation** (The bush, remnant bush, trees, fauna, greenery, large gardens, native landscapes and associated native wildlife, birds, and animals)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Vegetation** (Retain vegetation and bush, control tree clearance and protect native species. More trees, native trees, gardens, and rain gardens rather than curbs/stormwater. Guidance for indigenous vegetation); and **Built form** (Retain current form, sympathetic building size and mass. Quality materials and design with garden space. Upgrade old houses on large blocks or sensitively develop 0.5 acre lots with sustainable housing)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 12 survey respondents, five provided the following details in relation to Research:

| Street/Area |
|---|
| <ul style="list-style-type: none">▪ 4-38 Brinkkötter Road▪ Cassells Road and Aqueduct trail▪ Research shops, new toilet and CFA carpark▪ Reynolds Road |

4.10.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 12 respondents provided a response which referred to one or more topics.

Table 27 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 27, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 27. Summary of themes and topics describing current neighbourhood character of Research (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=12) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Large trees, shade, natives, and natural bush settings. Native vegetation, established trees and large gardens with wildlife | 6 |
| 2 Built form (how buildings or homes look) Variety of areas including suburban, semi-rural, bushy and countryside. Large, natural bush blocks, wineries, grazing paddocks. 1980's suburban and mixed housing styles. Minimal development, needs improvement and protection | 6 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) Houses set back from the road | 1 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) Quite hilly | 1 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Quiet, peaceful, and tranquil | 2 |
| Semi-rural township feel | 2 |
| Rural township feel | 1 |
| Relaxed country town vibe | 1 |
| Family friendly, welcoming and sense of community | 1 |

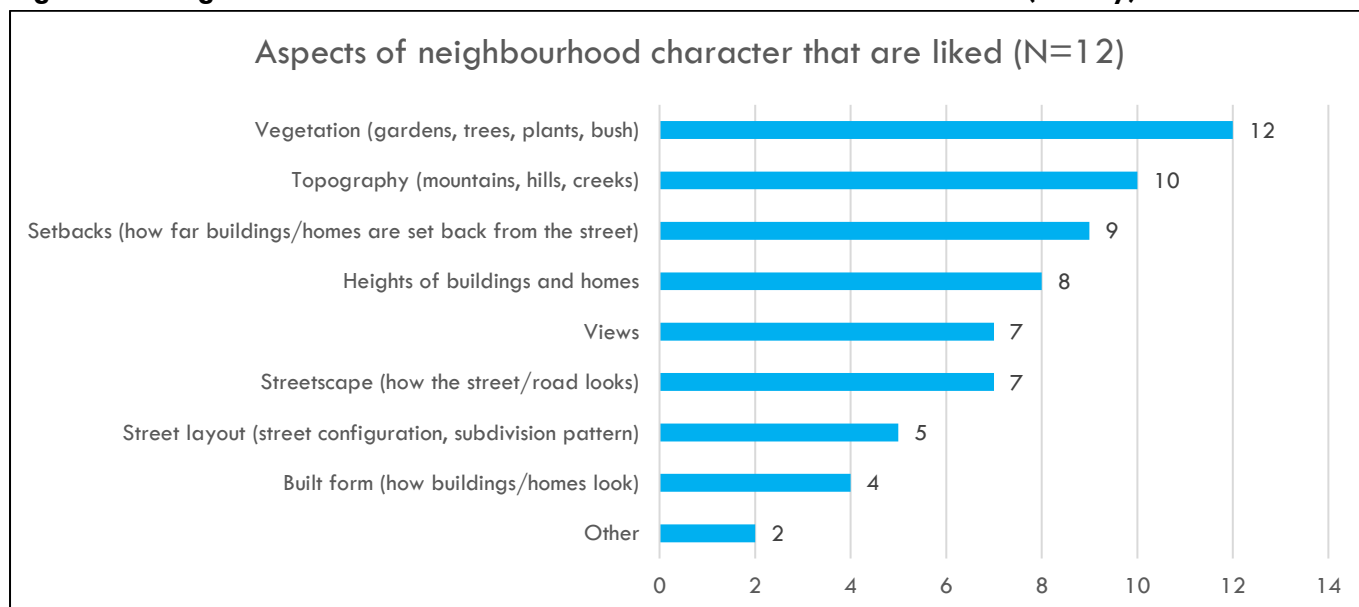
4.10.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 20 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Research. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Topography (mountains, hills, creeks)
- Setbacks (how far buildings/homes are set back from the street)

Figure 20. Neighbourhood character features in Research that are liked now (Survey)



The two respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Large established native trees*
- *Unsealed road*

4.10.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 28 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced theme in the feedback was:

- Vegetation (gardens, trees, plants, bush)

Table 28. Summary of themes and topics describing specific unique neighbourhood features of Research (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) The bush, remnant bush, trees, fauna, greenery, large gardens, native landscapes and associated native wildlife, birds, and animals | 9 |
| 2 Built form (how buildings or homes look) Large, native bushland blocks and farmlands. Natural building materials sensitive to surrounds, no huge concrete box structures | 2 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) No formal road guttering and unsealed roads | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) Set back from street | 1 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) Mountains | 1 |
| 9 Views Scenic mountain views | 1 |
| Feel of the neighbourhood | |
| Small town vibe | 1 |
| Peaceful | 1 |

4.10.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 12 respondents provided a response which referred to one or more topics.

Table 29 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 29. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Research (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=12) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Retain vegetation and bush, control tree clearance and protect native species. More trees, native trees, gardens and rain gardens rather than curbs/stormwater. Guidance for indigenous vegetation | 5 |
| 2 Built form (how buildings or homes look) | 4 |

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=12) |
|---|---|
| Retain current form, sympathetic building size and mass. Quality materials and design with garden space. Upgrade old houses on large blocks or sensitively develop 0.5 acre lots with sustainable housing | |
| 3 Street layout and road network (street configuration, subdivision pattern) Prevent on street parking | 1 |
| 4 Heights of buildings and homes Respect the surrounding area height limits | 1 |
| 5 Streetscape (how the street/road looks) Sealed roads, solar streetlights, tree planting along the Aqueduct trail and native trees along streets | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) Buildings setback from streets | 1 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Research, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to address a group of young people displaying anti-social behaviours and for more rubbish bins near the toilet block and creek; and suggestions to provide information to residents on fire, heat, energy in times of changing climate, and maintaining shop fronts.

4.11 St Andrews

This section presents the findings relating to St Andrews. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **10 survey respondents** commented on St Andrews. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.11.1 Key highlights for St Andrews

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Built form** (Bush blocks, paddocks, and large open areas for livestock as well as small and medium lots. Eclectic, rustic, and mostly natural colours); and **Vegetation** (Bush and gumtrees)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation; Views; and Topography**
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Vegetation** (Bush, bushland, green wedge, unique native/indigenous trees and vegetation and abundant wildlife); **Built form** (Large allotments, combination of residences and working farms); and **Streetscape** (Steep dirt road and an absence of the curb-and-channel)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (No subdivisions, no developments, no big developments, no smaller blocks, keep block sizes large (more than 1000m²), preserve for wildlife and future generations. No new development or limit new development, no townhouses. If necessary, use natural materials, sustainable design, no outside lighting. New houses or more homes to be built and landscaped in the character of the existing buildings and sited amongst the bush setting); **Vegetation** (Green wedge to be protected, developments must not damage the environment, creeks, wildlife or trees. Use only native vegetation); and **Streetscape** (Road improvements, sealed road, asphalt, regular grade direct, no excessive signage and safety barriers)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 10 survey respondents, five provided the following details in relation to St Andrews:

| Street/Area |
|---|
| <ul style="list-style-type: none">▪ Caledonia Street▪ Charlber Lane▪ Mittons Bridge Road▪ St Andrews Market and surrounds▪ St Andrews Street. |

4.11.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 30 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 30, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 30. Summary of themes and topics describing current neighbourhood character of St Andrews (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Bush and gumtrees | 5 |
| 2 Built form (how buildings or homes look) Bush blocks, paddocks, and large open areas for livestock as well as small and medium lots. Eclectic, rustic, and mostly natural colours | 7 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Rural township feel | 4 |
| Relaxed country town vibe | 3 |
| Semi-rural township feel | 2 |
| City fringe meets bush, urban to rural feel | 1 |
| Quiet, peaceful, and tranquil | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *St Andrews to us is precious wildlife, trees, and beauty*

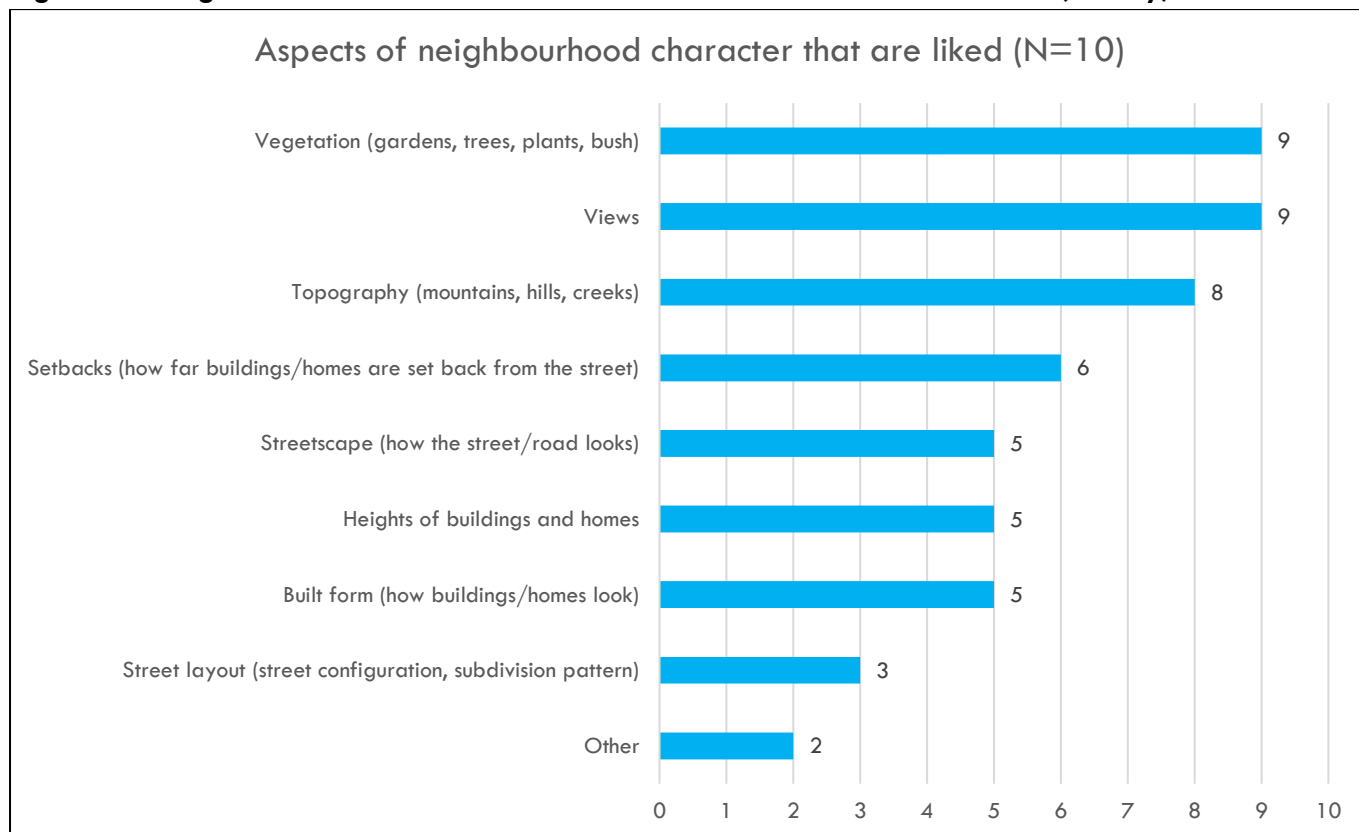
4.11.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 21 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for St Andrews. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Views
- Topography (mountains, hills, creeks)

Figure 21. Neighbourhood character features in St Andrews that are liked now (Survey)



The two respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Reserves, wildlife, orchids, plants and trees, walking track, bugs, butterflies, people*
- *Quietness, country town feel*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Built form, Setbacks, Heights of buildings and homes, Vegetation, Street Layout, Topography, Views*

4.11.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of nine respondents provided a response which referred to one or more topics.

Table 31 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)
- Streetscape (how the street/road looks)

Table 31. Summary of themes and topics describing specific unique neighbourhood features of St Andrews (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=9) |
|--|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Bush, bushland, green wedge, unique native/indigenous trees and vegetation and abundant wildlife | 5 |
| 2 Built form (how buildings or homes look) Large allotments, combination of residences and working farms | 2 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Steep dirt road and an absence of the curb-and-channel | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Small country town, community feel | 2 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *St Andrews is dominated by natural bush vegetation and aesthetic; the built form is significantly screened. Built form has natural elements such as mud brick, wood and natural colours. Infrastructure is natural such as dirt or gravel paths and car parking areas. The small area of bitumen parking is not consistent with the town character but at least it is reasonably screened by indigenous vegetation*
- *St Andrews is, always has been and hopefully will remain a non-urban environment*

4.11.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 32 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced theme in the feedback was:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)
- Streetscape (how the street/road looks)

Table 32. Summary of themes and topics describing ways new development could enhance the neighbourhood character of St Andrews (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Green wedge to be protected, developments must not damage the environment, creeks, wildlife, or trees. Use only native vegetation | 3 |
| 2 Built form (how buildings or homes look) No subdivisions, no developments, no big developments, no smaller blocks, keep block sizes large (more than 1000m ²), preserve for wildlife and future generations. No new development or limit new development, no townhouses. If necessary, use natural materials, sustainable design, no outside lighting. New houses or more homes to be built and landscaped in the character of the existing buildings and sited amongst the bush setting | 8 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes No high-rise developments, low set, single storey | 2 |
| 5 Streetscape (how the street/road looks) Road improvements, sealed road, asphalt, regular grade direct, no excessive signage and safety barriers | 3 |
| 6 Setbacks (how far buildings/homes are set back from the street) Small buildings setback away from other | 1 |
| 7 Front fencing and footpaths No ugly fencing | 1 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Rural country town vibe | 1 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to St Andrews, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to address the proliferation of shipping containers, piles of building materials and abandoned vehicles being stored on rural properties, and speeding, heavy noisy vehicles; and suggestions to increase footpaths to improve access for ageing residents and young mothers with prams and install wayfinding signage in the town along the path between the market and community centre.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *WAN supports the retention of all elements in the current precinct S guidelines*
- *We do not want exotic trees, pavements, or street furniture. We do not want streetlights, traffic lights or other urban features. We do not want our rural roads to be zoned at 100kph and used as racetracks; not do we wish to confront huge 10 tonne trucks with trailers on a daily basis on our rural roads. All these issues affect residents of St Andrews, both in the township and surrounding areas. It would appear Planning Department staff cannot protect the rural landscape, even with RCZs and other overlays. What hope is there then in retaining the rural feel of our townships*

4.12 Wattle Glen

This section presents the findings relating to Wattle Glen. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **19 survey respondents** commented on Wattle Glen. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.12.1 Key highlights for Wattle Glen

- When asked to **describe the character of this neighbourhood now**, participants reported a variety of elements. Participants most frequently referred to topics relating to: **Vegetation** (Green, leafy, bushy with trees, nature, birds and increasing indigenous vegetation); and **Built form** (Low density housing with a variety of homes that are rustic, eclectic, and nestled or integrated within the landscape. No McMansions)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation**; and **Topography**
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to topics relating to: **Vegetation** (Features of the Green Wedge, lots of trees, old growth trees, native trees, and native birdlife. Protect the vegetation and wildlife. Peppers Paddock with years of community indigenous revegetation is unique and valued); and **Built form** (Bushy with minimal unnecessary built form, not built up, blocks are large and not mass subdivided. Diverse buildings, individual houses, and some vacant land)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to topics relating to: **Built form** (Keep large blocks of land and period houses. New developments to integrate a rural, rustic appearance. No out of character modern looking buildings, McMansions, Metricon style homes. No concrete or modern looking amenities); and **Street layout and road network** (Improve accessibility and safety of roads. Better connectivity across Mannish Road for pedestrians, cyclists and horses riders and connect the station to the village)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. Of the 19 survey respondents, nine provided the following details in relation to Wattle Glen:

| Street/Area |
|---|
| <ul style="list-style-type: none">▪ Heidleberg-Kinglake Road▪ Andrews Road▪ Kangaroo Ground Street▪ Main Hurstbridge Road - Roundabout towards Kangaroo Ground (Kangaroo Ground-Wattle Glen Road)▪ Manish Road▪ Mannish Road (2)▪ Reynolds Road (2)▪ Valley Road▪ Wattle Glen area inside the Urban Growth Boundary |

4.12.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 18 respondents provided a response which referred to one or more topics.

Table 33 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 33, the respondents referred to specific neighbourhood character features and described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 33. Summary of themes and topics describing current neighbourhood character of Wattle Glen (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=18) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Green, leafy, bushy with trees, nature, birds and increasing indigenous vegetation | 9 |
| 2 Built form (how buildings or homes look) Low density housing with a variety of homes that are rustic, eclectic, and nestled or integrated within the landscape. No McMansions | 6 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) | 0 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 1 |
| 9 Views | 0 |
| Feel of the neighbourhood | |
| Semi-rural township feel | 3 |
| Family friendly, welcoming and sense of community | 1 |
| Quiet, peaceful and tranquil | 1 |
| Rural township feel | 1 |
| Relaxed country town vibe | 1 |
| Suburban township feel | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Semi-bush; treed; undulating; nestled; birds*

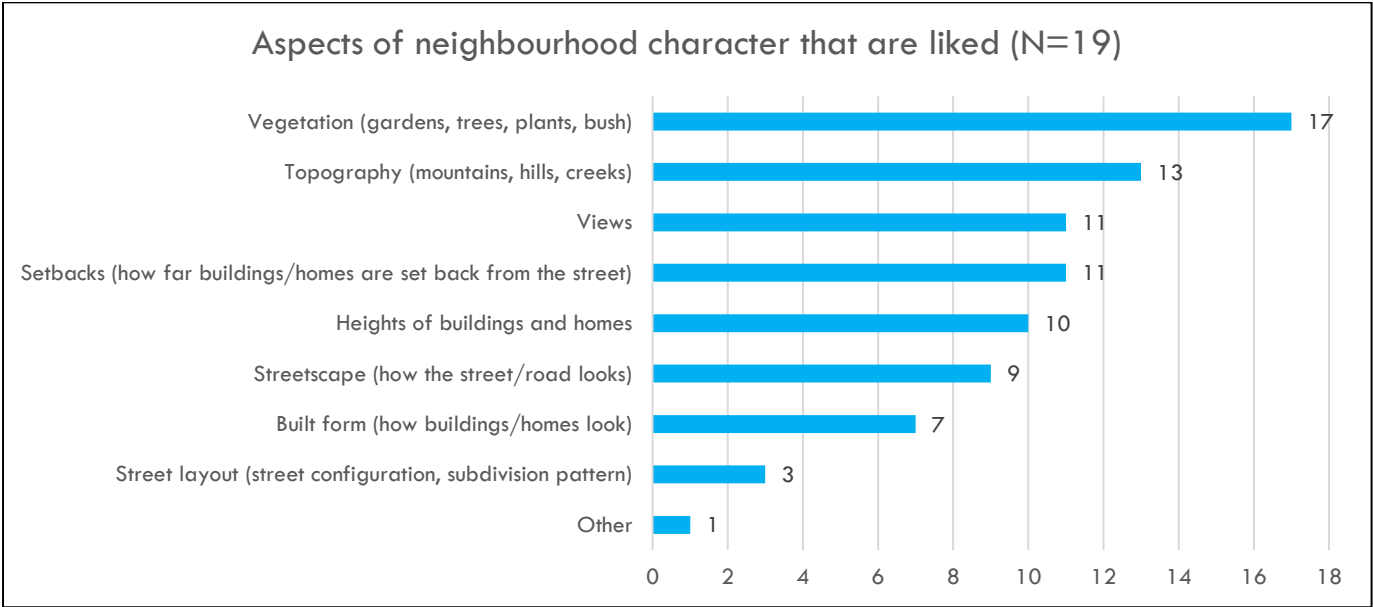
4.12.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 22 presents the results for the above survey question. As shown, all response options were selected, to varying degrees for Wattle Glen. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Topography (mountains, hills, creeks)

Figure 22. Neighbourhood character features in Wattle Glen that are liked now (Survey)



The one respondent who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Left unattended by council. Overgrowth now a fuel disaster waiting to happen. Black Saturday all over again*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Built form, Setbacks, Heights of buildings and homes, Vegetation, Street Layout, Topography, Views*
- *Setbacks, Heights of buildings and homes, Vegetation, Street Layout, Topography, Views, Streetscape*

4.12.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of 17 respondents provided a response which referred to one or more topics.

Table 34 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Vegetation (gardens, trees, plants, bush)
- Built form (how buildings or homes look)

Table 34. Summary of themes and topics describing specific unique neighbourhood features of Wattle Glen (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=17) |
|--|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Features of the Green Wedge, lots of trees, old growth trees, native trees, and native birdlife. Protect the vegetation and wildlife. Peppers Paddock with years of community indigenous revegetation is unique and valued | 8 |
| 2 Built form (how buildings or homes look) Bushy with minimal unnecessary built form, not built up, blocks are large and not mass subdivided. Diverse buildings, individual houses, and some vacant land | 5 |
| 3 Street layout and road network (street configuration, subdivision pattern) Attracts speeding cars since graded roads | 1 |
| 4 Heights of buildings and homes No high buildings | 1 |
| 5 Streetscape (how the street/road looks) Informal nature of the street scape and front yards | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| No specific features that make this neighbourhood different or unique | 1 |
| Feel of the neighbourhood | |
| Semi-rural or rural town vibe | 2 |
| Sense of community | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Wattle Glen is not only home to many people but also to much wildlife – the latter indeed, very much in the urban areas as well. Even though a 'residential' street, when one turns into Clarke (& Park) Ave, one is very likely to see ducks, galahs, sulphur-crested cockatoos, correlas, kangaroos. A sense/awareness of living in nature; 'nestling into the landscape'; the wildlife (birds, echidnas, blue tongues, etc). The trees and landscape values (eg. the treed distant views to surrounding hills). The setbacks; minimal fencing; privacy. Close connection to the Green Wedge and areas of significant wildlife. The majority of land in Wattle Glen is rural-zoned and Green Wedge land; and the Urban Growth Boundary passes through Wattle Glen. For years, the Wattle Glen Residents' Association has been promoting 'Wattle Glen as a Gateway to the Green Wedge' as part of our township's role and identity, as well as the notion of 'living in harmony with nature'.*

When we moved into the area (1989) it was quiet. Not so any more – traffic noise has hugely increased. The Wattle Glen Township Strategy recommendation 'that building on slopes in excess of a 20 degree gradient should be discouraged' needs to be upheld. Views very important, especially from the main approaches into the township: north and south entrances along Main Hurstbridge Road; east entrance along Wattle Glen, Kangaroo Ground Road; south entrance along Reynolds Rd. The view is very important as I travel up and down my street - I am very appreciative of the natural environment

4.12.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 19 respondents provided a response which referred to one or more topics.

Table 35 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Street layout and road network (street configuration, subdivision pattern)

Table 35. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Wattle Glen (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=19) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Keep the trees and have well landscaped surroundings with indigenous species | 2 |
| 2 Built form (how buildings or homes look) Keep large blocks of land and period houses. New developments to integrate a rural, rustic appearance. No out of character modern looking buildings, McMansions, Metricon style homes. No concrete or modern looking amenities | 5 |
| 3 Street layout and road network (street configuration, subdivision pattern) Improve accessibility and safety of roads. Better connectivity across Mannish Road for pedestrians, cyclists and horses riders and connect the station to the village | 3 |
| 4 Heights of buildings and homes Maintain a low-profile look | 1 |
| 5 Streetscape (how the street/road looks) Bitumen the road | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths Foot paths or gravel paths would be more accessible and safer. Consider connecting the new bike trail with the railway station and Wattle Glen precinct | 3 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |
| 10 No development, no new development | 4 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Wattle Glen, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to

reconsider large car parks and address the new bus stops which do not have a country bus stop appearance and are attracting anti-social and illegal behaviours; and a suggestion to provide a safe connection to cross at the Manish Road corner.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *It would be great if this Neighbourhood Character Strategy could help bring all of Wattle Glen residential areas together as a neighbourhood and encourage the protections we already have to be appreciated, widened and improved where possible. It is our understanding that Nillumbik Council does have a streetscape tree planting program; and for the Wattle Glen township, this should be used to help provide a combined visual neighbourhood character, but using indigenous trees, not just native trees, to be consistent with the community council planting on Peppers Paddock and with Melbourne Water planting along the Watery Gully Creek that goes through the middle of Wattle Glen township. The majority of land in Wattle Glen is rural-zoned Green Wedge land; and the Urban Growth Boundary passes through Wattle Glen township. For years, the Wattle Glen Residents' Association has been promoting the notion of 'living in harmony with nature' as well as 'Wattle Glen as a Gateway to the Green Wedge' as part of our role and identity. Therefore, this should be incorporated into any descriptors of our Neighbourhood Character for the residential areas. Unfortunately, we currently have huge environment-destroying developments occurring at the railway station area, in the centre of Wattle Glen. To prevent these carparking and substation developments destroying our Neighbourhood Character, we need Nillumbik Council to use its influence, and insist on consistency with the aims of the adjacent SLO2. Ideally that involves vegetation rehabilitation using indigenous plant stock around new structures and carparks; creative rehabilitation of at least the three smaller gullies (on map below, nos. 1, 2 & 3) near the station; only using wildlife friendly fencing; and aim to have the area meld in with Peppers Paddock, which is within a stone's throw of the new station works. For this to happen on this and all public land, we need better communication between public landowners and council's (land use) planning and environment department. 5. By the way, to help with Neighbourhood Character of residential areas generally, we would also like to see the promotion and greater incorporation of a 'green rather than a grey infrastructure' design approach to any new local public infrastructure including water (storm water and waterways) management. This we believe is possible as it would be very consistent with our current "semi bush" Council designation for much of the Wattle Glen residential area. Wattle Glen is not only home to many people but also to much wildlife - the latter indeed, very much in the urban areas as well. Raising awareness about local wildlife and their needs (eg. their habitat and movement corridors), is an ongoing commitment. Ergo, the need to affirm indigenous vegetation is important: to strengthen the integrity (and consistency) of landscape values (SLOs), of the Green Wedge and Gateway values, of the habitat of indigenous wildlife, and possible ESOs (Environmental Significant Overlay) where that applies on residential land. Much of the residential areas in Wattle Glen abut the Urban Growth Boundary (UGB) and hence the rural land; therefore the residential land use impacts on the adjacent Green Wedge. The land use happening on residential land should be considered and the impact on wildlife minimised. Eg. wildlife habitat, and the ability of local wildlife to traverse land (including between residential and rural zoned land), should be encouraged. In theory the current Significant Landscape Overlay (SLO2) in Wattle Glen supports this Neighbourhood Character aspect with it requiring only "post and wire" rural fencing, however just recently council officers appear to have approved a six foot high cyclone fence as meeting the 'post and wire' criterion – not only a SLO breach, but impassable for most wildlife. Another significant feature about Wattle Glen's identity and character are the increasing recreational trails converging in our township (Diamond Creek Regional Trail, Green Wedge Regional Trail and Council's Pretty Hill Trail). We expect them, as well as being local (urban) walking trails, to offer significant opportunities in the future as they get to join together. Thus land-use planning should be sympathetic in this aspiration and the trails be recognised, both as alternatives to road use, but also as connectors within Wattle Glen and as connectors to the wider Nillumbik network. In fact, with development of these trails they should be recognised as part of the Neighbourhood Character of our township and part of its endearing landscape. In considering Nillumbik communities like Wattle Glen where the residential area abuts the Urban Growth Boundary, officers should consider Nillumbik Shires own publication for residential housing*
- *RARE supports the retention of all of the elements in the current precinct S guidelines with the addition to 'roadway treatments' of 'to reduce traffic speed on Council maintained roads'. RARE supports the retention of all of the current residential design guidelines*

- Aim for buildings to 'nestle into the landscape' rather than 'being imposed on top of the landscape'; and maintain setbacks, to help promote the 'nestling in' objective of SLOs; so that front gardens help privacy, as well as provide habitat for wildlife. Unfortunately, unnecessary compromises to neighbourhood character have occurred in recent times - eg. (the bulk and stark, white colours) at 12 Mannish Rd; (the 2nd storey development can be seen from afar, and new 2m tall fencing bordering the Green Wedge) at 44 Mannish Rd; keeping fingers crossed to see what gets build at 7 Clarke and 3 Clarke. Encourage efficient building design in terms of space and bulk, energy and water; and a small as possible ecological footprint in all that we do. Eg. o Space: To contain scale (footprint) and bulk of new housing and extensions, optimise the functioning of the building within a small as possible size/space. o Energy (eg. optimise orientation and passive solar). Promote opportunities to integrate the rural environment into residential areas. Raising awareness about, and the integration of local wildlife and their needs (eg. their habitat and corridors), is an ongoing commitment. Much of the residential areas in Wattle Glen straddle rural land; therefore the impact (at the interface) on nearby rural land of land use happening on residential land should be considered and minimised. Eg. (especially vis-a-vis the ever-increasing threats to biodiversity) strengthening of wildlife habitat, and the ability of local wild life to traverse land (including between residential and rural zoned land) should be encouraged; and habitat connectivity should become a more prominent decision making criteria in planning applications. Any building or extension ought to pay proper regard and facilitate the needs of wildlife. Rather than ending up with a 'dog's breakfast', encourage consistent, wildlife-friendly fencing. Eg. When it comes time to replace or install fencing, it should be encouraged that they are a 'post and wire' construction, and 'see through', and to create privacy via screening vegetation planting; and of a height that enables wildlife to pass. • To be consistent with the community and Council planting on nearby "Peppers Paddock" public open space, and Nillumbik's 'conservation and protect Green Wedge and biodiversity' ethos, encourage indigenous vegetation: to help promote a more consistent/cohesive and stronger neighbourhood character and landscape values; to best promote indigenous (rather than exotic) wildlife; to minimise maintenance and water use (compared to exotic vegetation); is most suitable to conserving Australian/Nillumbik soil types; to reduce the bushfire risk (as indig veg carries lower biomass compared to exotic veg). The requirements of the Bushfire Management Overlay impact severely on local landscape values and wildlife. A better, fairer (to wildlife) and more sustainable balance needs to be struck; and greater awareness of latest bushfire risk management research needs to be incorporated. • Much of Wattle Glen is in bushfire prone area. Laying underground overhead powerlines would significantly reduce fire risk; plus it would improve the visual appeal of streetscapes. The yearly/regular tree lopping around powerlines, public liabilities, etc must cost SP Ausnet/State Government a bomb. Advocate for a long term cost and benefit analysis of the laying underground of powerlines in (& prioritising bushfire prone) urban areas. • There exist plenty opportunity to incorporate and demonstrate the "Urban Ecology" and a 'green infrastructure' design approach to our storm water and street scapes, especially in relation to sealing unmade streets such as Clarke and Park Ave. By combining indigenous street planting (especially along lower Clarke Ave) and a 'green infrastructure' design approach, integrate road sealing (to reduce dust problem and storm water pollutants runoff into the creek), a new footpath, excellent storm water management, and wildlife needs. The positive impacts of these measures on our streetscape and neighbourhood character, health and safety, water quality, and our natural environment/biodiversity would be huge.

4.13 Yarrambat

This section presents the findings relating to Yarrambat. Survey respondents had the opportunity to comment on one or two neighbourhood study areas and **10 survey respondents** commented on Yarrambat. Relevant insights from the **written submissions** are also outlined here.

The Neighbourhood Character features were used as an initial coding template (themes) and relevant feedback was grouped to each theme. Additional themes also emerged from the feedback during the analysis process, and these are reported. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Neighbourhood Character feature is presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, Neighbourhood Character themes have been numbered consistently throughout the report. Emergent themes are presented in descending order according to the frequency of mentions within the feedback. Some individuals may have participated in more than one activity. Personalised feedback referred to one or more topics.

4.13.1 Key highlights for Yarrambat

- When asked to **describe the character of this neighbourhood now**, participants reported to a variety of elements. Participants most frequently referred to: to **Built form** (Unobtrusive houses in the bush, hobby farms, old and dated. Low density but should be high)
- When asked **what they like about the character of this neighbourhood** and presented with a list of options, participants most frequently selected: **Vegetation**; and **Views**
- When asked about **specific features that make this neighbourhood different or unique**, participants most frequently referred to: **Built form** (Large plots and property sizes)
- When asked **how new development in this neighbourhood could be designed to enhance or improve the neighbourhood's character**, participants provided a variety of suggestions. Participants most frequently referred to: **Built form** (More housing and higher density subdivision will permit long term residents to downsize without having to move from the area. Retain all elements in the current planning overlay and neighbourhood character statement. Focus on the environmental impact of development. More bush land settings, minimum block size to stay 1 hectare); and **Vegetation** (Maintain gum trees, no removal of canopy tree without a permit, retain vegetation and trees)

Survey respondents were invited to report the name/s of a particular or relevant street, road or area of interest. All of the 10 survey respondents provided the following details in relation to Yarrambat:

| Street/Area |
|---|
| <ul style="list-style-type: none">▪ Bannons Lane (3)▪ Heidelberg - Kinglake Road▪ Ironbark Road (2)▪ North Oatlands Road▪ Yan Yean Road (3) |

4.13.2 How the character of this neighbourhood is described now

Survey respondents were asked “Tell us, in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 36 presents a summary of the findings from the analysis of the feedback for the above survey question. The Neighbourhood Character features are presented as the theme in **bold** and followed by a descriptive summary of the relevant feedback. For ease of reading, the Neighbourhood Character themes are presented first and have been numbered consistently throughout the report. Neighbourhood Character themes attracted no feedback are shaded light grey. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback.

As shown in Table 36, the respondents referred to specific neighbourhood character features and, described the feel of the neighbourhood. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)

Table 36. Summary of themes and topics describing current neighbourhood character of Yarrambat (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) | 0 |
| 2 Built form (how buildings or homes look) Unobtrusive houses in the bush, hobby farms, old and dated. Low density but should be high | 4 |
| 3 Street layout and road network (street configuration, subdivision pattern) Busy, speedway and dangerous | 1 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Lovely tall gums and old native trees lining roadsides | 2 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths | 0 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 1 |
| Feel of the neighbourhood | |
| Quiet, peaceful, and tranquil | 1 |
| Rural township feel | 1 |
| Relaxed country town vibe | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Space for recreation and trees*

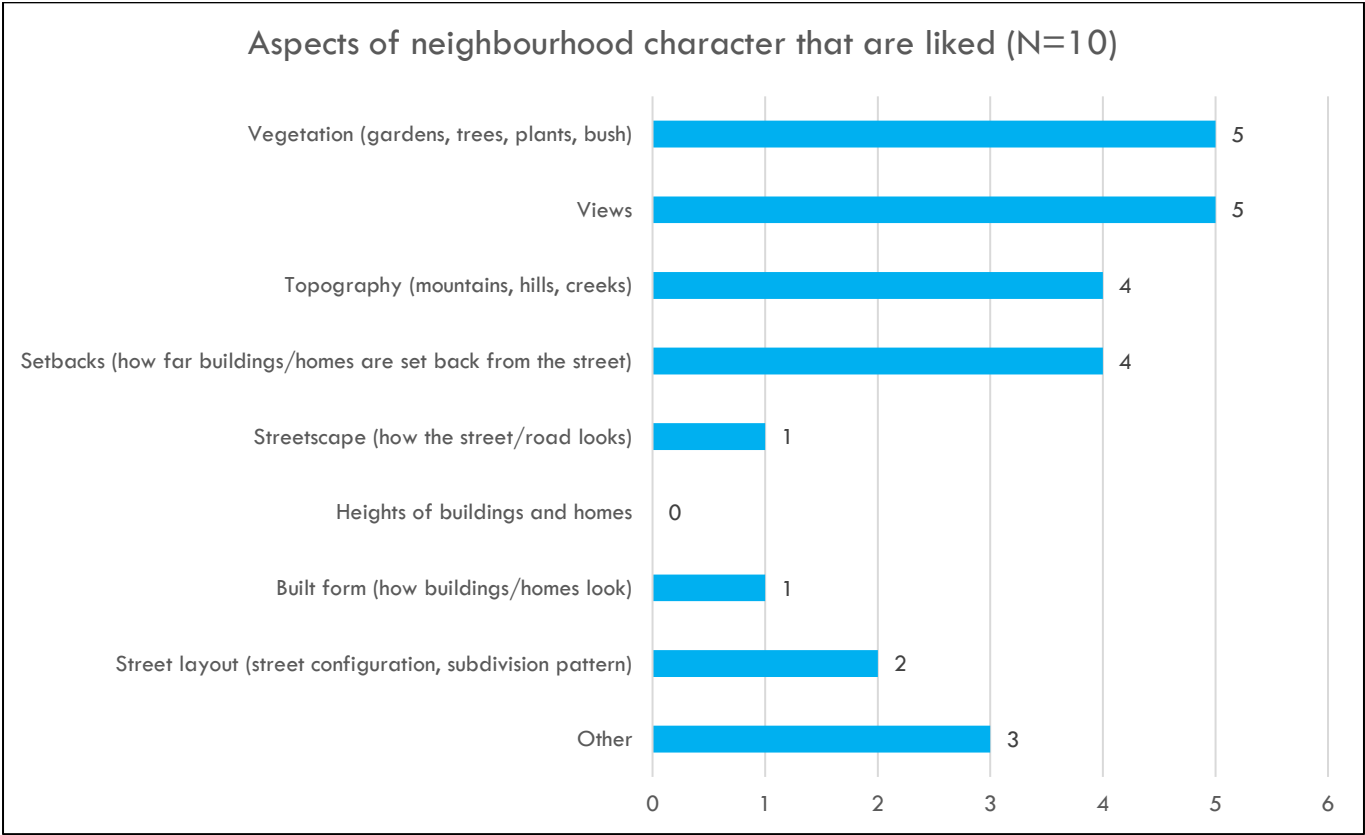
4.13.3 Features of the neighbourhood character that are liked now

Survey respondents were asked “What do you like about the character of this neighbourhood? Tick all that apply?” and presented with a listing of eight options plus “Other”.

Figure 23 presents the results for the above survey question. All response options were selected, to varying degrees for Yarrambat. The most frequently referenced themes in the feedback were:

- Vegetation
- Views

Figure 23. Neighbourhood character features in Yarrambat that are liked now (Survey)



The three respondents who selected “Other” provided the following personalised feedback (presented verbatim as submitted):

- *Large blocks*
- *At the moment nothing*
- *Not much - it seems that there is a pocket between Iron bark Rd and the golf course where land use could be better maximised via subdivision*

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Built form, Setbacks, Heights of buildings and homes, Vegetation, although removal of old trees and indigenous ground flora will be an issue with Yan Yean Rd stage 2, Topography, Views*

4.13.4 Specific features that make this neighbourhood unique

Survey respondents were asked “Are there any specific features that make this neighbourhood different or unique?” and invited to provide a personalised response. A total of nine respondents provided a response which referred to one or more topics.

Table 37 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features and described the unique feel of the neighbourhood. The most frequently referenced theme in the feedback was:

- Built form (how buildings or homes look)

Table 37. Summary of themes and topics describing specific unique neighbourhood features of Yarrambat (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=9) |
|--|--|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Large old native trees, native vegetation in front gardens | 1 |
| 2 Built form (how buildings or homes look) Large plots and property sizes | 2 |
| 3 Street layout and road network (street configuration, subdivision pattern) | 0 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Big gums lining the road | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) Setbacks to allow for gardens | 1 |
| 7 Front fencing and footpaths Wide nature strip, bitumen rather than concrete paths, not overly wide paths | 1 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 1 |
| No specific features that make this neighbourhood different or unique | 2 |
| Feel of the neighbourhood | |
| Country town vibe | 1 |

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- *Large blocks. Old trees line the roads and there are large well used recreation areas which are shared with the wider community. Threatened bird species visit and attract twitchers from afar. Kangaroos are nearly always seen and make a picture in the paddocks on misty mornings. Recreational fishing is popular in the Yarrambat Lake (Yarrambat Casting Pool)*

413.5 Ways that new development could be designed to enhance or improve neighbourhood character

Survey respondents were asked “How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?” and invited to provide a personalised response. A total of 10 respondents provided a response which referred to one or more topics.

Table 38 presents a summary of the findings from the analysis of the feedback for the above survey question. As shown, respondents referred to specific neighbourhood character features. The most frequently referenced themes in the feedback were:

- Built form (how buildings or homes look)
- Vegetation (gardens, trees, plants, bush)

Table 38. Summary of themes and topics describing ways new development could enhance the neighbourhood character of Yarrambat (Survey)

| Theme and descriptive summary of topics | No. of responses referencing Theme (N=10) |
|---|---|
| Neighbourhood character features | |
| 1 Vegetation (gardens, trees, plants, bush) Maintain gum trees, no removal of canopy tree without a permit, retain vegetation and trees | 3 |
| 2 Built form (how buildings or homes look) More housing and higher density subdivision will permit long term residents to downsize without having to move from the area. Retain all elements in the current planning overlay and neighbourhood character statement. Focus on the environmental impact of development. More bush land settings, minimum block size to stay 1 hectare | 5 |
| 3 Street layout and road network (street configuration, subdivision pattern) Improve traffic on Yan Yean Road | 1 |
| 4 Heights of buildings and homes | 0 |
| 5 Streetscape (how the street/road looks) Power lines underground, native plants on roadside | 1 |
| 6 Setbacks (how far buildings/homes are set back from the street) | 0 |
| 7 Front fencing and footpaths Permit reasonably high front fencing for aesthetics, security and noise reduction | 1 |
| 8 Topography (mountains, hills, creeks) | 0 |
| 9 Views | 0 |

Survey respondents were also asked for any other feedback or ideas about neighbourhood character and invited to provide a personalised comment.

In relation to Yarrambat, the other comments reported by Survey respondents largely reiterated the feedback previously presented. Other aspects referenced the general feedback included: requests to reduce the speed limit through Yarrambat to a permanent 40kph and consider public safety regarding large trees close to power lines and along Bannons Lane due to risks of dropping branches and bushfire; and suggestions to build a roundabout at the intersection of Ironbark and DeFredericks Roads and entrance to Yarrambat War Memorial Park.

Written submission participants provided the following personalised feedback (presented verbatim as submitted):

- RARE supports the creation of a neighbourhood character strategy that includes all of the elements in the current precinct S guidelines for Panton Hill and St Andrews with the addition to 'roadway treatments' of 'to reduce traffic speed on Council maintained roads'. More consideration needs to be given to restricting the vegetation removal proposed by the Yan Yean Rd development which will dramatically change the character of the area. Old trees such as the 6 ancient River Red Gums in the paddocks of 900 Yan Yean Rd should be considered for heritage registration and protection. These ancient trees are proposed to be destroyed for the Yan Yean Rd interchange. The Yan Yean Rd development should be redesigned to minimise the footprint in Rural Conservation Zone Land and Public Park and Recreation Zone land.

4.14 General feedback – overall Shire, unspecified study area

Written submission participants provided the following personalised feedback which relates to the overall Shire and no specific study area (presented verbatim as submitted):

- *These characteristics suggest that residents in Nillumbik shire believe that they are fortunate to live in a very special place, a region with distinctive qualities that they value and wish to sustain. In its nearly 200-year history of European settlement, the Nillumbik region has undergone great changes. There is some awareness and knowledge of the lives of the early settlers and some of the characteristics I have listed may be regarded as coming in a direct line from their formative experiences in building communities. Contemporary residents in Nillumbik find the natural environment inspiring and wish to live in harmony with it. Equally, they wish to live in cooperation with their neighbours, rather than in competition.*
- *The new Neighbourhood Character Strategy MUST outline ways that the community – as individuals, groups, and Council itself (including Officers and Councillors) – will proactively protect and reinvigorate indigenous flora and fauna, our waterways and soils. Every decision made in Strategy development and Planning throughout the Shire, must be assessed through a rigorous system with the health and reinvigoration of biodiversity at the centre. The Neighbourhood Character Strategy must ensure habitat connectivity occurs throughout the Shire, on a much larger scale than what is currently in place. That is, habitat that continues across vast areas, is biodiverse, therefore resilient, and is present in our every day – from indigenous grasses and herbs to small shrubs, bushes and giant trees. This would be evident throughout the Shire in its thriving backyards and township areas with buzzing gardens, to paddocks that are teeming with indigenous vegetation beneath giant trees, providing food and shelter for the beautiful creatures of the area... and people would really know and love them, every single day*
- *Whilst current Council guidelines already consider 'Sustainability and environmental factors' in their own right, we believe that future guidelines will benefit from sustainability and environmental factors being integrated across all aspects of the guidelines, including aesthetics, certain building forms and styles, and construction materials. By fully embedding specific carbon-reduction actions into the Study and its guidelines, the Shire will significantly reduce the carbon footprint of every new building development in the Shire.*
- *When considering neighbourhood character please don't be restrained by what Engineers claim are national standard that MUST be adhered to. An example of this is the need for concrete gutters on all roads, or minimum road widths, etc. Planners and landscape designers must have the ability to listen to what the community wants and what would make a sustainable solution to any proposed development or construction. In the case of a local road, there may be pressure to have a minimum width or a certain tree clearance. This pressure must be resisted. I have been in Eltham Shire and Nillumbik Shire long enough to see major projects literally ruin neighbourhood character because of these "engineering essentials". On the other hand I have seen extremely successful outcomes where community push-back has resisted this pressure and fabulous outcomes have eventuated.*

Written submission 19

| Existing guidelines | CEN submission | Rationale |
|--|--|---|
| Vegetation retention and landscaping | | |
| <i>"Retain trees that form part of a continuous canopy beyond your property, and plant large trees in a position where they will add to a continuous canopy"</i> | Encourage large trees to be planted in a position where they will add to a continuous canopy AND retain appropriate solar access for north-facing windows. | Increasing north-facing solar access to dwellings can reduce energy use for active heating in cold weather. |
| <i>"cultivated or kitchen gardens"</i> | Provision could be made for locating cultivated or kitchen gardens where there is adequate solar access, including when viewed from the street. | Food gardens can reduce energy costs for households and reduce reliance on energy-intensive industrial/commercial food productions systems |
| <i>"Use indigenous plants to screen and soften buildings, driveways and tanks, to define outdoor spaces and reestablish disturbed areas"</i> | Consideration should be given to use of deciduous trees where solar access is a priority – eg adjacent to north-facing windows. | Deciduous trees can significantly moderate temperatures and dwelling microclimates by providing summer shade and winter solar access |
| <i>"Use landscaping materials such as gravel that blend with the colour, tone and texture of the bush. When designing landscape details, such as steps, retaining walls etc. consider them in relation to the scale of the bush"</i> | Encourage use of lighter-coloured gravels and landscaping materials, especially adjacent to dwellings. Avoid black and dark brown coloured or dyed mulches. | Light-coloured landscaping gravels can increase reflected light into dwellings (thus reducing artificial lighting needs, and moderate outdoor summer temperatures. Avoiding black and dark brown coloured dyed mulches can moderate outdoor summer temperatures and limit chemical additives in outdoor environments. |
| Design Details and building | | |

PO Box 391 Diamond Creek Victoria 3089

| Existing guidelines | CEN submission | Rationale |
|---|--|--|
| <i>earth toned brick, and roofs of terracotta, brown or grey coloured tiles, Colourbond or painted Zincalume"</i> | only where they will not increase summer temperatures in the home. For example, these colours should not be considered for roofing. Can the Shire please consider the energy-costs of preferencing certain materials, for example, production of terracotta tiles vs steel roofing. | forms need to be assessed in relation to their suitability for future climates and precinct microclimates in Nillumbik, rather than simply in the context of historical precedent (ie. existing character elements may not be the most "livable"). |
| Sustainability and environment factors | | |
| <i>"Maximise windows to the north with appropriate eaves overhangs to provide winter sun and summer shade."</i> | Indicate a specific dimension range for northern eave overhangs for year-round solar benefit. | So many new developments still do not have appropriate north-facing eaves under the existing guidelines. |
| <i>"Use verandas, eaves overhangs or pergolas to shade walls and windows."</i> | ... to shade walls and windows for optimal summer shade and winter solar access. | Consideration of solar access to be a priority in all design. |
| Street tree planting | | |
| <i>"Retain and replant indigenous canopy trees within the street space in an informal layout."</i> <i>"Retain and enhance the street tree planting with both native Australian and indigenous street trees."</i> | In some situations, deciduous trees may be suitable, for example on the south side of streets in order to provide summer shade and winter solar access for north-facing dwellings and windows. | Consideration of solar access to be a priority in all design. |
| Roadway treatments | | |
| <i>"(Eltham Central) Include additional space for avenue street tree planting with street reconstruction"</i> | Consider mixed species street tree planting where this will improve summer shade and winter solar access – e.g. deciduous species in front of north-facing dwellings/ windows. | Deciduous trees can significantly moderate temperatures and dwelling microclimates by providing summer shade and winter solar access |

| Existing guidelines | CEN submission | Rationale |
|--|--|--|
| materials | | |
| <i>"Use verandas and pergolas to reduce the mass of the building..."</i> | Use verandas and pergolas ... where they improve summer shading and maintain adequate winter solar access | Locating verandas appropriately for summer shade and winter solar access will reduce unnecessary artificial lighting, and moderate temperature/ reduce energy use. |
| <i>"Appropriate paint and finishing colours are earth and bush tones, silver/grey, blue grey and black"</i> | Black and dark colours should only be used where they will not increase summer temperatures in the home. For example, these colours should not be considered for roofing. | Avoiding black and dark colour construction materials, especially for roofing, will reduce the need for active energy use air-conditioning in homes. |
| <i>"Select materials for outbuildings such as carports, sheds and garages which complement the main dwelling."</i> | Make provision for solar panels to be considered an acceptable building material. Allow solar panels to be mounted on dwelling and carport roofs, designed sympathetically where visible from the street. | Accommodating solar panels as an aesthetically acceptable material will facilitate greater capacity for residential solar power generation. |
| <i>(Garden Court) "Incorporate mono-pitch, split gable, or hip roof forms."</i> | Encourage roof forms that will provide optimal summer and winter comfort through passive design forms rather than purely on historical precedent for a neighbourhood precinct (eg the split gable roofs that typify Woodridge Estate in Eltham can increase the need for active home heating and cooling). | Preferences for aesthetic forms will benefit from being assessed in relation to their suitability for future climates and precinct microclimates in Nillumbik, rather than simply in the context of historical precedent (ie. existing character elements may not be the most "liveable" in the future). |
| <i>"Suitable materials include</i> | Allow use of darker colours | Preferences for aesthetic |

5 Insights from Council Advisory Committees

Council Officers attended four Council Advisory Committee meetings to present the Neighbourhood Character Strategy project and seek feedback. 26 community members participated in these meetings. This engagement took place at the following meetings:

- Positive Ageing Advisory Committee on Friday 8 April
(This was a stand-alone workshop on the project, which was offered to members of the Committee, rather than a scheduled meeting of the Committee)
- Inclusion and Access Advisory Committee on Friday 22 April
- Youth Advisory Committee on Monday 2 May
- Environment and Sustainability Advisory Committee on Friday 13 May

Council also presented to the Wurrundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation on the 14 May regarding the Neighbourhood Character Strategy and received feedback that the Corporation would like to provide feedback on the project in a later round of engagement.

The feedback from Advisory Committee members was provided through open discussion and the use of some structured questions. Some feedback was provided on specific study areas, and some was about neighbourhood character in general. The feedback received was consistent with the feedback from the broader community.

Below is a collated summary of the feedback that was provided across the four meetings.

- When describing or talking about the neighbourhood character of Nillumbik or specific areas trees and vegetation was mentioned the most followed by large spaces including larger block sizes and open spaces.
- Other common feedback included no fencing; natural areas like creeks and rivers; towns having a village, bush, natural feel; and the use of natural materials on housing like timber and mud brick.
- The conversations that followed, in relation to how new development could be designed to enhance or improve neighbourhood character, mirrored the above feedback with the most common feedback requesting that new development:
 - result in minimal loss of trees and vegetation/ or result in more trees being planted;
 - use appropriate materials like timber and colours to fit in better with the surrounding environment; and
 - fit in with the style of older homes in the area including maintaining lower heights.

Specific comments relating to individual committees included:

- Nillumbik needing a diversity of housing and accessible housing so people can downsize and age in place (Positive Ageing Advisory Committee)
- The incorporation of environmentally sustainable design features in new developments while still respecting local neighbourhood character (Environment and Sustainability Advisory Committee)
- Nillumbik's neighbourhood character needing to contribute to safety as well as accessibility and connectivity (Youth Advisory Committee)
- Being mindful of accessibility when planting or adding trees to an area (Inclusion and Access Advisory Committee)

Table 39 presents a summary of the feedback from the Youth and Positive Ageing Advisory Committees in relation to specific Study areas.

Table 39. Summary of feedback by Study areas

| Area | Committee | Describe/ like |
|------------------|--------------------------|--|
| Diamond Creek | Youth | <ul style="list-style-type: none"> ▪ Vegetation ▪ Open fences ▪ Pathways/transport routes ▪ Not excessive infrastructure ▪ Open spaces/ creeks |
| Eltham | Youth Positive Ageing | <ul style="list-style-type: none"> ▪ Trees / Greenery ▪ River ▪ Hills/ undulating topography ▪ Open spaces ▪ No fences |
| Eltham North | Youth | <ul style="list-style-type: none"> ▪ Trees ▪ Space between homes ▪ Native vegetation |
| Greensborough | Youth | <ul style="list-style-type: none"> ▪ Built up/infrastructure ▪ Apartments ▪ The Plaza |
| Hurstbridge | Youth Positive Ageing | <ul style="list-style-type: none"> ▪ Natural habitat/ fauna and flora ▪ Trees / vegetation ▪ Diversity in housing ▪ Variations in setbacks ▪ Old style of houses/ use of timber ▪ Hills ▪ Open spaces/ ▪ Big wild front gardens ▪ No fences |
| North Warrandyte | Youth | <ul style="list-style-type: none"> ▪ Rural feel ▪ River |
| Panton Hill | Youth Positive Ageing | <ul style="list-style-type: none"> ▪ Bush township ▪ Historical/ Village feel ▪ Trees, nature, biodiversity, flora and fauna ▪ Open areas - farms, large blocks, open gardens ▪ Properties set back form the road |
| Plenty | Youth | <ul style="list-style-type: none"> ▪ Setbacks ▪ Trees ▪ Natural look - native plants ▪ Rural ▪ Larger blocks |
| St Andrews | Youth | <ul style="list-style-type: none"> ▪ Trees ▪ Orange Clay Rock paths ▪ Nature and feel ▪ Quirky wooden feel houses |
| Wattle Glen | Youth | <ul style="list-style-type: none"> ▪ Nature/vegetation ▪ Front gardens ▪ Houses set back from road |

| Area | Committee | Describe/ like |
|-----------|-----------|--|
| | | <ul style="list-style-type: none"> ▪ Quarry style cut-ins (i.e. embankments) with trees along Main Hurstbridge Road ▪ Little fencing |
| Yarrambat | Youth | <ul style="list-style-type: none"> ▪ Big properties ▪ Lots of space |

Neighbourhood Character Strategy Survey



Tell us about the character of Nillumbik's residential neighbourhoods to help develop the new Neighbourhood Character Strategy

Nillumbik Shire Council is developing a Neighbourhood Character Strategy. The purpose of the Strategy is to guide new development in residential areas, ensuring that it respects and responds to the valued features or character of an area.

Tell us what is important to the character of the Shire's residential neighbourhoods (by completing the survey below).

Your input will assist Council to prepare a Neighbourhood Character Strategy for the Shire's residential areas (including designated rural townships).

What is neighbourhood character and a Neighbourhood Character Strategy?

Neighbourhood character is essentially how an area looks and feels and the qualities that make that area distinct from others. It includes elements like:

- Built form (how buildings/homes look)
- Setbacks (how far buildings/homes are set back from the street)
- Heights of buildings and homes
- Vegetation (like gardens, trees, plants, bush)
- Street layout (configuration, subdivision pattern)
- Topography (mountains, hills, creeks etc.)
- Streetscape (how the street/road looks)
- Views

To develop the Strategy, each residential area is carefully assessed to determine the key character attributes which are to form neighbourhood character statements and guidelines.

Community input into understanding the character of each area is an essential part of the process. We would appreciate and value if you could share your thoughts and opinions about neighbourhood character in the Shire.

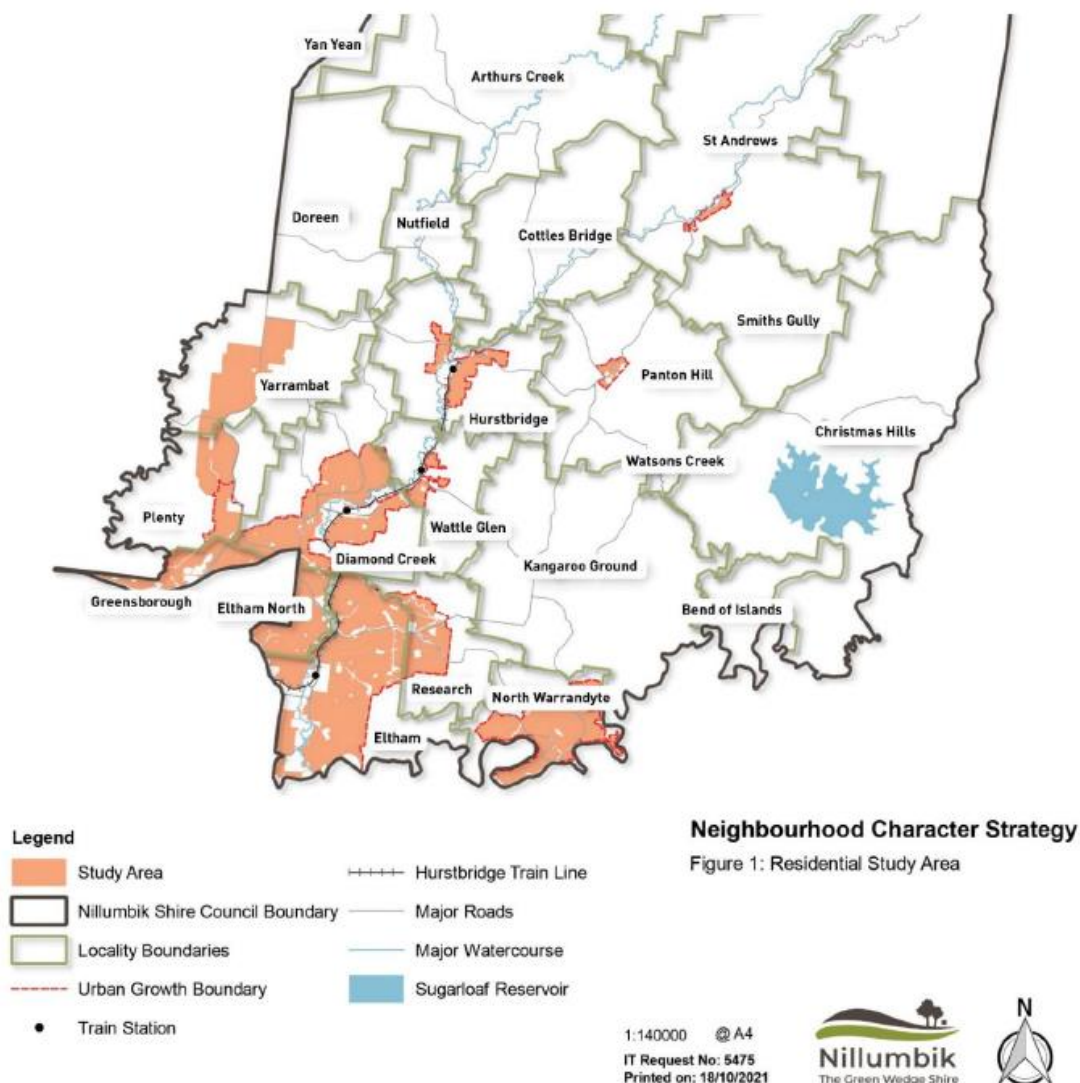
This first round of engagement closes
11.59pm Sunday 8 May

Residential neighbourhoods covered by the strategy

The map below outlines the residential areas that will be covered by the Nillumbik Neighbourhood Character Strategy, which includes all residential land within the General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ), Mixed Use Zone (MUZ), Low Density Residential Zone (LDRZ) and Township Zone (TZ).

These residential areas are more likely to experience change and growth into the future and therefore need guidelines in place to ensure any new development is respectful of the relevant neighbourhood character.

Visit participate.nillumbik.vic.gov.au/neighbourhood-character-strategy or scan the QR Code (page 1) to determine if a property is within the study area for the Neighbourhood Character Strategy or to view a virtual walking tour video as well as other project information, including a policy hierarchy map, relevant study area map, project factsheet and frequently asked questions [FAQs].



Survey

Name (required) _____

Email or Mailing Address (required) _____

Neighbourhood Character

1. Which neighbourhood (see study area map above) would you like to comment on? *(Please select one. You will have the opportunity to comment on another area below).*

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Diamond Creek | <input type="checkbox"/> North Warrandyte | <input type="checkbox"/> Wattle Glen |
| <input type="checkbox"/> Eltham | <input type="checkbox"/> Panton Hill | <input type="checkbox"/> Yarrambat |
| <input type="checkbox"/> Hurstbridge | <input type="checkbox"/> Plenty | |
| <input type="checkbox"/> Eltham North | <input type="checkbox"/> Research | |
| <input type="checkbox"/> Greensborough | <input type="checkbox"/> St Andrews | |

2. If you would like to comment on a particular street or area in this neighbourhood, please tell us the name of the relevant street(s) or road(s) here:

3. Tell us **in five words or less**, how you would describe the character of this neighbourhood now? *(Think how the buildings/homes, the street, landscape look and feel).*

4. What do you like about the character of this neighbourhood? (Tick all that apply)

- ☐ Built form (how buildings/homes look)
- ☐ Setbacks (how far buildings/ homes are set back from the street)
- ☐ Heights of buildings and homes
- ☐ Vegetation (like gardens, trees, plants, bush)
- ☐ Street layout (street configuration, subdivision pattern)
- ☐ Topography (mountains, hills, creeks etc.)
- ☐ Views
- ☐ Streetscape (how the street/road looks)
- ☐ Other: (please specify) _____

5. Are there any specific features that make this neighbourhood different or unique?

6. How could new development in this neighbourhood be designed to enhance or improve the neighborhood's character?

7. Would you like to comment on one more neighbourhood (study area)?

- ☐ Yes (go to section 2)
☐ No (go to Question 14)

Section 2

If you would like to comment on another neighbourhood, do so below
(Otherwise go to Question 15).

8. Please select the other neighbourhood (see study area map) that you would you like to comment on? (Please select one).

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Diamond Creek | <input type="checkbox"/> Greensborough | <input type="checkbox"/> Research |
| <input type="checkbox"/> Eltham | <input type="checkbox"/> North Warrandyte | <input type="checkbox"/> St Andrews |
| <input type="checkbox"/> Hurstbridge | <input type="checkbox"/> Panton Hill | <input type="checkbox"/> Wattle Glen |
| <input type="checkbox"/> Eltham North | <input type="checkbox"/> Plenty | <input type="checkbox"/> Yarrambat |

9. If you would like to comment on a particular street or area in this neighbourhood, please tell us the name of the relevant street(s) or road(s) here:

10. Tell us in five words or less, how you would describe the character of this neighbourhood now? (Think how the buildings/homes, the street, landscape look and feel)

11. What do you like about the character of this neighbourhood? (Tick all that apply)

- ☐ Built form (how buildings/homes look)
- ☐ Setbacks (how far buildings/ homes are set back from the street)
- ☐ Heights of buildings and homes
- ☐ Vegetation (like gardens, trees, plants, bush)
- ☐ Street layout
- ☐ Topography (mountains, hills, creeks etc)
- ☐ Views
- ☐ Streetscape (how the street/road looks)
- ☐ Other: (please specify) _____

12. Are there any specific features that make this neighbourhood different or unique?

13. How could new development in this neighbourhood be designed to enhance or improve the neighborhood's character?

14. Do you have any final feedback or ideas about neighbourhood character that you would like considered?

15. Would you like to stay informed of the project?

- ☐ Yes (We will use your name and email address to contact you)
☐ No

A little about you

We value diversity. By telling us a little bit about yourself we can ensure we are hearing from a broad range of voices across Nillumbik.

16. Gender:

- ☐ Female ☐ Prefer to self-identify: _____
☐ Male ☐ Prefer not to say

17. Age:

- ☐ Under 18 years ☐ 35-49 years ☐ 70-84 years
☐ 18-24 years ☐ 50-59 years ☐ 85+ years
☐ 25-34 years ☐ 60-69 years ☐ Prefer not to say

18. What is your connection to Nillumbik? (tick all that apply)

- ☐ Live ☐ Play/visit
☐ Work ☐ Other (please specify) _____

19. What locality or township do you live in?

- | | | |
|--|---|--|
| <input type="checkbox"/> Arthurs Creek | <input type="checkbox"/> Hurstbridge | <input type="checkbox"/> Smith's Gully |
| <input type="checkbox"/> Bend of Islands | <input type="checkbox"/> Kangaroo Ground | <input type="checkbox"/> St Andrews |
| <input type="checkbox"/> Christmas Hills | <input type="checkbox"/> Kinglake | <input type="checkbox"/> Strathewen |
| <input type="checkbox"/> Cottles Bridge | <input type="checkbox"/> Kinglake West | <input type="checkbox"/> Watsons Creek |
| <input type="checkbox"/> Diamond Creek | <input type="checkbox"/> North Warrandyte | <input type="checkbox"/> Wattle Glen |
| <input type="checkbox"/> Doreen | <input type="checkbox"/> Nutfield | <input type="checkbox"/> Yan Yean |
| <input type="checkbox"/> Eltham | <input type="checkbox"/> Pantom Hill | <input type="checkbox"/> Yarrambat |
| <input type="checkbox"/> Eltham North | <input type="checkbox"/> Plenty | <input type="checkbox"/> Other |
| <input type="checkbox"/> Greensborough | <input type="checkbox"/> Research | (please specify) |

20. I identify as... (please tick all that apply)

- | | |
|--|---|
| <input type="checkbox"/> A person with a disability | <input type="checkbox"/> A person speaking English as a second language |
| <input type="checkbox"/> LGBTIQ+ | <input type="checkbox"/> None of the above |
| <input type="checkbox"/> A person of Aboriginal and Torres Strait Islander descent | <input type="checkbox"/> Prefer not to say |

21. How did you hear about this consultation?

- | | |
|---|---|
| <input type="checkbox"/> E-Newsletter | <input type="checkbox"/> Instagram |
| <input type="checkbox"/> Word of mouth | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Nillumbik News | _____ |
| <input type="checkbox"/> Facebook | |

Privacy Collection Notice:

Neighbourhood Character Strategy Nillumbik Shire Council

Survey | Page 7

Nillumbik Shire Council is inviting feedback for the purpose of facilitating effective consultation to the development of its Neighbourhood Character Strategy. Your submission, may be shared in full with the consultant team (Ethos Urban and Chatterbox Projects), engaged by Council to assist with developing the Strategy, and may appear in a future Council or Planning and Consultation Committee meeting business paper considering the drafting of the Neighbourhood Character Strategy with personal and contact information redacted. The personal information you provide will not be disclosed or shared with other third parties unless we are permitted or required to by law. If you do not provide the mandatory information required then your feedback cannot be accepted. You have the right to access and correct your personal information. Enquiries for access should be made to the Privacy Officer 9433 3271, privacy@nillumbik.vic.gov.au or PO Box 476 Greensborough Vic 3088.

Thank you for sharing your thoughts and ideas!

To complete this survey online go to
participate.nillumbik.vic.gov.au/neighbourhood-character-strategy
or scan the QR code



Return your survey by mail:

Strategic Planning Team
Nillumbik Shire Council
Civic Drive (PO Box 476)
Greensborough VIC 3088

Or

Drop-off your survey:

You can hand in your completed survey at any of the following locations:

- Nillumbik Shire Offices, Civic Drive, Greensborough
- Living and Learning Centres in the Shire of Nillumbik
- The Eltham Regional Library, Panther Place, Eltham
- The Diamond Valley Regional Library, Civic Drive, Greensborough

Return your survey by email:

You can email your completed survey to:
strategic.planning@nillumbik.vic.gov.au