

Neighbourhood Character Strategy – First round of engagement (28 March to 8 May 2022) – Responses to the survey

Tables A and B below provide all the responses to the survey for the first round of engagement for the Nillumbik Neighbourhood Character Strategy, as follows:

Table A (*Pages 2-58*) – Details each respondent's feedback on the first neighbourhood they selected to discuss.

Table B (*Pages 59-130*). – Details each respondent's feedback on a second neighbourhood (if they selected to do this) and anything else they wished to provide.

The headings of the table are explained as follows:

Question in Survey	Abbreviation in Table Below
Which neighbourhood (see study area map) would you like to comment on? (please select one)	Area selected
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	Street selected
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)	5 words
What do you like about the character of this neighbourhood? Select all that apply: <ul style="list-style-type: none"> 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 	What do you like about the character of the neighbourhood: <ul style="list-style-type: none"> BF SB H V SL T V S Other
Are there any specific features that make this neighbourhood different or unique?	Specific features
How could new development in this neighbourhood be designed to enhance or improve the neighbourhood's character?	Recommended design
Would you like to comment on another neighbourhood?	2 nd area chosen
Do you have any final feedback or ideas about neighbourhood character that you would like considered?	Final feedback (Response only provided in Table B)
First Name	First Name
Last Name	Last Name

*The table below does not include demographic information provided which will be summarised in a forthcoming consultant report on the consultation.

TABLE A: EACH RESPONDENT'S FEEDBACK ON A FIRST RESIDENTIAL AREA

ID No.	1 st area selected	Street selected	5 words	What do you like about the character of this neighbourhood? Tick all that apply									Specific features	Recommended design	First Name	Last Name
				BF	SB	H	V	SL	T	V	S	Other				
20645	Eltham	Kent Hughes Road, Eltham & Eltham South area	Rustic native vegetation, low profile housing.	1	1	1	1				1		Large block sizes. Extensive native vegetation and canopy trees including in the road reserve. Significant birdlife and wildlife habitat. Housing mostly single storey and low set on block from street view - not dominant from street view, significant screening vegetation. Gravel road with open side drains/swales, no formal kerbs and paths. Subtle colour tones of buildings - particularly earthy colours. Vehicles speed advisory signage to minimise dust hazard and awareness of pedestrians. Mostly open wire or no boundary fences.	Prescribe the aforementioned attributes regarding vegetation protection, building placement, streetscape views and fencing. Minimise paving of driveways. Retain unsealed 'country roads'.		
20644	Eltham	Ryans Road, Eltham	Leafy, rural, diverse	1	1	1	1	1	1	1	1		It has a great variety of houses; old and new, large and small. There are units starting to creep into the area which change the look and streetscape completely. With	Mainly trees should be allowed to be removed as this just exposes ugly new built form. People in units do not tend to plant even through Council requests for a landscape plan. Council rarely follows up once buildings have been completed.		

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													these types of developments, many trees are lost and there is subsequently more built form. Many of these units have very little character.	More single storey buildings should be included - not multi storey buildings.		
20643	Eltham	Kirwin Ave	Setback big yards nature environment	1	1	1	1			1	1	Varied building styles that don't dominate in e gardens	Bought here for the semi-rural environment and wildlife	Interesting varied-design that blends into its environment ,		
20642	Eltham North	Wattletree Rd	Eltham's Northern gateway				1		1	20642			Being the northern gateway into Eltham, this area is on a see saw where we still have a chance to preserve and enhance the character we cherish.	Setbacks with local vegetation values to enhance the Diamond creek flood plain and surrounding areas.		
20640	Eltham	Woodridge Estate	Housing interwoven with the environment	1	1	1	1	1	1	1	1		Usually, three elements - especially combined - that ensure I can recognise 'Eltham' are: (1) the mix of trees - especially many gums/eucalypts (2) architecture, where housing features (e.g., Alistair Knox, Fasham Johnson type mid-century home	In terms of housing development, elevate the bar for developers and incentivise development in keeping with quintessential Eltham character (homes are at one with their environment, and as sustainably built as possible).		

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20638	Eltham	Main Road, Eltham	Bush Garden NCP is being destroyed.		1		1						The few mature eucalyptus that remain	Council should be able to enforce developers to negotiate what vegetation is removed before a planning permit is issued.		
20637	Eltham	Main road / Eltham gateway	Trees threatened by development	1	1		1		1			The number if trees and low density residence.	Trees and low density residential buildings. Formerly, no 3 storey buildings but that seems to have changed in the last 12 months	Limit development to 2 storey buildings		
20636	Eltham	Park road Eltham	Australian, picturesque, relaxed, mud-brick, trees		1	1	1			1	1		Parks and playgrounds, Setbacks, significant Canopy trees and vegetation obscuring dwellings, views and native landscapes.	Use building materials that reference the 1970's mud brick Eltham is famous for, retain setbacks and canopy trees while planting more		
20634	Eltham	Leanne Drive, Zig Zag Road	Large backyards, adequately vegetated, wildlife		1	1	1	1		1	1	The vegetation density provides for native wildlife which have returned / recovered following clearing and development in earlier decades	The size of residential blocks makes it possible for mature vegetation to exist and thrive, which breaks up the street scape and provides natural vistas that significantly contribute to a sense of peacefulness. Strongly complemented by reserves	Maintain large block / backyard and setback pattern, and maintenance of trees especially mature trees		

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20632	Eltham	Park Rd Eltham	Warm, green, community minded		1	1	1						Tree canopy, small streets/ no through roads, less traffic	Minimal impact, zero vegetation removal, additional planting, climate change aware		
20631	Eltham	Park Road	Traditional, classic Eltham, tree-lined	1	1	1	1				1		Each home has privacy and is surrounded by trees. The road is peaceful and a beautiful community	Traditional style and materials. Single storey. Working with existing natural landmarks / native trees and vegetation		
20630	Eltham		Bushy, leafy, charming, historic, distinctive	1	1	1	1	1	1	1			Canopy, the stone retaining walls in some streets, amount of trees, vegetation, walking trails, reserves, no apartment buildings outside town centre, wooden signs around the town(although they're never looked agter)the mudbrick houses, the Yarra river bank	Designs need to be aligned with the towns characteristics. Limiting density in new builds, imposing more space for native gardens and planting of trees in new apartment/ unit buildings, respecting the green leafy character of the town		

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20629	Eltham North	Hillcrest Road, Eltham North	Street is bush and as natural as can be. Larger plots and well "camouflaged" in the vegetation. Minimal or no fencing.	1	1	1	1	1	1	1	1		native and indigenous trees largely obscuring houses and fencing that is minimal and allows for greenery to filter through (e.g. not paling but mesh/wire fencing); houses set back from the street so the impact on the landform and vegetation is minimised	keep houses well-spaced, no more than 2 storeys high and away from the street. Keep streetscapes as natural as possible (not tarmac everywhere); promote native vegetation		
20628	Plenty	River Avenue, Grange avenue, Browns land and adjoining streets. Plus Thornbill drive	Modern homes focused on family living	1	1	1	1	1	1	1	1		Modern development taking account of local environment. Should not be restricted by past history.	Free range respectful development should be allowed rather than out of date and inconsistently applied principles.		
20627	St Andrews		Rural, eclectic. Large, medium small lots				1		1	1			Green wedge	Green wedge needs to be protected at all costs. No sub divisions, no townhouses		
20625	Eltham	Central Activity Centre including residential streets and areas.	The residential neighbourhood of original developments is characterised by strong neighbour connections. New larger developments are not considered in these comments as they are more typically denser and devoid of contact with neighbours outside the site.	1	1	1	1	1	1	1	1		The remaining detached homes within the precinct are accompanied more typically by well-established vegetation and often with large established native trees,	Maintaining established trees is critical. Too many have been decimated by developments that have either with approval or without, have razed all established trees to the ground, leaving a scorched earth appearance prior to the construction.		

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20623	Eltham	South Eltham	Buildings hidden by natural vegetation		1	1	1				1	Predominance of natural, indigenous vegetation esp. Yellow Box trees	Yellow Box trees as opposed to Red Box which seem to predominate further to the north	Post and wire fencing only, large setbacks, indigenous plantings informally arranged		
20622	Eltham	KERRIE CRESCENT	Bush Feeling with limited development	1			1		1	1			Sloped land ,hills.	When looking from a distance, houses should be slightly visible and should not disrupt the tree canopy. New developments should not be permitted if they do not fit in with the existing neighbourhood setting and involves removal of trees.		
20621	Eltham North		Treed, semi-bush like, uncrowded,		1	1	1		1	1	1		Many of the houses are barely visible from the street due to their nestled nature or the vegetation around them.	Larger setbacks being required so that more trees/vegetation are retained or replacement trees/vegetation has more chance of surviving. Subdivision/multiple dwellings could be managed to limit hard surface on each site rather than squeezing in too much.		
20620	Eltham North		Tree lined street with underground power and some mature native trees and good tree canopy cover.	1	1	1	1	1	1	1	1		Tree canopy and treed views and hills	There shouldn't be any new development. This is not an area suitable for townhouses. It's not close too amenities		

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20619	Plenty		semi-rural community friendly		1		1		1	1			The hilly topography and general retention of vegetation particularly native vegetation. Combination of sealed and unsealed roads and properties blending rural and suburban character	retention of rural character such as absence of street fencing, native vegetation planting, set back from road and spacing between dwellings. Height limitation on dwellings.		
20618	Hurstbridge	The main shopping precinct	Quaint, unspoiled but still practical	1	1	1	1	1			1		Yes, the buildings are generally in keeping with each other. They have an old fashioned, tidy sophistication about them. Lovely native flora blends wonderfully with festive decorations. It pays respect to its past without being tatty.	New business need their own parking. The street is getting so busy and potentially dangerous at certain times. Native flora and canopy trees to be retained to provide shade. New building designs should be in keeping with the streets character.		
20617	Greensborough	Apollo Parkways	spacious homes/sections, treed & sloping	1	1	1	1	1	1	1	1		proximity to busy roads & our local education and Council facilities leads to much traffic beyond residents using key roads	1-2 storey, no or low fencing, space for mulched garden or lawn, set back from street, no forward garages		
20616	Eltham North	Progress Road, Orchard Avenue, Ryans Road	Individual homes on large treed blocks		1		1		1	1	1		No hard fences, generous greenery on each side of the drives, native trees and vegetation	Keeping the generous proportions of the gardens, gentle materials, building integrated in nature		
20613	Eltham North	Vine street	Leafy, a mix of houses including some mud brick.				1	1	1	1			Native trees, steep hills and dips	Avoid removal of canopy trees/ replace any cut with appropriate indigenous species		

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20611	Eltham North	The block of the strategy map area that includes the title North Eltham, Including the southern part of that block. I live in [REDACTED] and walk this area regularly.	Native canopy trees views		1	1	1		1	1	1		A density of eucalypt canopy trees compared with most formal streetscape and formal garden areas of Nillumbik.	Setbacks to allow for retention or replacement of canopy trees. Housing styles and colours of architecture secondary to the landscape they sit within.	[REDACTED]	[REDACTED]
20610	Research		Shaded, with large trees dominant		1	1	1	1	1		1		The proximity to bush and farmland is amazing	Respect the surrounding area height limits and control tree clearance. Native species must be protected.	[REDACTED]	[REDACTED]
20609	Eltham	Helene Street		1	1	1	1	1	1	1	1		Block sizes, minimal unit development & some canopy retention	Minimum block side of 400sm and increased front, rear & side set back requirements for double story units. Off-street park increased to 3 per dwelling and/or on street parking restrictions	[REDACTED]	[REDACTED]
20608	Hurstbridge	General neighbourhood	Trees, heritage buildings and parkland.		1	1	1				1	Low density	Village atmosphere, trees, heritage buildings, parkland, creek and trails.	Hurstbridge is not a major activity centre so development should be minimal, certainly avoiding high rise, brutalist and ugly architecture. It should be contained within the existing Urban Growth Boundary. It should be respectful of neighbourhood character	[REDACTED]	[REDACTED]

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20607	Eltham	Antoinette Boulevard and surrounding streets in Eltham South	Natural landform; tree canopy; discreet buildings screened by vegetation; informal paths; minimal fencing/gates	1	1	1	1		1	1	1		Homes remain humble and do not dominate the landscape; building materials complement the environment; vegetation supports wildlife; homes are setback and properties prioritise tree canopy; paths are informal and streets winding; naturalised verges	Develop stricter zoning rules to ensure developments do not dominate the landscape & allow for garden / passive space; avoid inappropriate subdivisions that jeopardise tree canopy; ensure buildings use natural materials & details to complement environment		
20605	Hurstbridge		Beautifully treed village spoilt by garish retail advertising	1	1	1	1	1	1	1			Many mature indigenous trees in town and nearby, especially along the creek give the town a wonderful leafy 'feel'. A relatively strong neighbourhood character statement applying to Hurstbridge has largely protected it from inappropriate development	Ban removal of indigenous canopy trees without a permit. Strengthen controls on retail advertising design/colour to reduce overall area of adverts and introduce more muted colours that don't clash with the beautiful environment all around.		
20603	Hurstbridge	Hurstbridge-Kinglake Rd	Tree lined quaint welcoming	1	1		1	1			1		Large old trees have been retained, native gardens, wide footpaths	Retain the above features, encourage native gardens to attract birds		
20602	Eltham	Porter Street	Large trees, open blocks	1		1	1		1	1			Lots of vegetation, low houses, interesting buildings	Height restrictions, requirement for new developments to keep existing vegetation		

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20601	Eltham		Leafy, relaxing, wildlife, tree canopy, space	1	1	1	1			1			You only need to compare it with nearby suburbs. Greensborough - subdivision galore Doreen - mini blocks, wall to wall homes, zero privacy Templestowe - concrete, subdivision, big roads Bundoora - every house looks the same, no trees, soulless Epping - c	New developments need to not take any more than 50% of the block. They should require architecture that has some imagination and does not allow any materials that are not in keeping with the Eltham character e.g. Black and white colour schemes, and plastic	J	
20598	Hurstbridge	Arthur's Creek	semi-rural but feeling the stress of rubbish dumping nearby suburbs						1	1			rural land	no development would help Arthur's Creek		
20597	Yarrambat	Yan Yean Rd	Low density but should be high									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		Higher density subdivision would allow long term residents to downsize without having to move from the area		
20596	Hurstbridge		Mixture between higher density and rural farming/grazing land									Grazing land and associated open spaces	The good mix of rural and township areas			
20595	Hurstbridge	Cherry Tree Road, Flat Rock Road, Heather Avenue, Silvan Road	Rural, grazing land, equine properties, grazing animals, trees	1			1		1	1	1	Rural grazing land with dispersed housing and agricultural buildings, equine properties and associated infrastructure, trails.	Quiet rural roads and off-road (roadside verge) trails for horse riding and walking.	Keep the rural hobby farm uses in and around rural townships, preservation of existing grazing land for grazing animals. Connected shared trails between both larger and rural		

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														townships and neighbourhoods.		
20594	Eltham North	Scenic Crescent	Treed, rustic, rial feel		1	1	1	1	1	1	1		Very treed, narrow street, no footpaths.	Ensure tree and vegetation removal is minimised, minimum block subdivision.		
20593	Eltham	Pitt street and Rockliffe St	Leafy, quiet, native, family-friendly.			1	1		1				Large canopy trees, unmade roads, private roads	Any rebuilds should be restoration works, or architecturally significant sustainable design		
20592	Hurstbridge			1	1	1	1		1	1	1	A village feeling	One reason we chose this area was the “real” shops, i.e. no plazas, no large take away outlets, and a sense of town in a country area.	No buildings of three or more storeys, which spoil the outlook. Designed to retain a country feel. Continue to promote the use of verandahs over paths. Suitable native trees and shrubs to break up the residential and commercial zones. Car parks provided.		
20591	Eltham		Low rise, trees, native gardens	1	1	1	1				1		Village like feel, natural features, greenery	Low rise, natural looking materials, allow dual living e.g. tiny homes rather than one enormous family home with no or little garden. Compulsory planting & maintenance requirements.		

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20590	Eltham	The Woodridge estate in Eltham	Houses blend in with trees	1	1	1	1		1	1	1	Most houses are built from natural materials like brick and wood with muted colours and are obscured by trees	You mainly see trees from all parts of the estate because the buildings blend into the landscape. Also the building materials blend in with the vegetation. Because each house does not fill most of its block there is room for trees and other vegetation.	The problem is that a growing number of new houses do not respect the neighbourhood character e.g. [REDACTED] which fills almost the entire block, where all trees were removed and the exterior has a light grey render. This should not be permitted.	[REDACTED]	[REDACTED]
20589	Greensborough		Clean, open, well maintained			1		1			1		No power lines	Wider streets	[REDACTED]	[REDACTED]
20588	Eltham	Heddon Ct	Treed, quiet		1	1	1				1		No through traffic; houses nestled among trees; a neighbourhood open to the sky	Low density; no double stories; maintain existing tree plantings	[REDACTED]	[REDACTED]
20587	Eltham		Leafy green, full of trees and homes with character		1		1		1	1			Leafy green	Betting housing, less homes on a single plot	[REDACTED]	[REDACTED]
20586	Eltham North	I want to know when the dog parks will be open. I have to take our two whippet pups outside my council area of Nillumbik to let them run safely in a dog park.	I just want a safe dog park										I'm in my 60's. I've lived in Eltham since I was 8 months old. I hate the way that so many units are being built on blocks that used to contain one home. Not houses, but a home, where the occupants were actually part of the community and literally everybody	It can't. Eltham has grown too big to be the community I used to know	[REDACTED]	[REDACTED]
20585	Eltham		urban, neat, not many trees,	1		1	1			1	1		house uniqueness	more trees	[REDACTED]	[REDACTED]

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20584	Eltham		Leafy, housing diversity, parkland, vegetation and landscaping, gardens and private open space, solid garden frontages with some side and back setbacks	1			1				1		Gardens and housing diversity	Greater setbacks around buildings and more on site car parking, allow for more trees and gardens and reduced concrete. More earthy tones with reduced square shaped buildings. All new designs should encompass eaves, skylights and shaded areas.		
20583	Greensborough		Leafy				1		1					Limit the number of town house on a block. Have a 450 sqm minimum. New developments make a set contribution towards the planting in areas appropriate. Such as vacant blocks council owns, parks for when large trees are removed and it is planted by council		
20582	Eltham	Ryans Road area	Still leafy green but changing	1		1	1				1		The hills make it interesting and a challenge for walking, still are winding roads, interesting older houses	Limit on large scale developments via fitting too many double storied units on too small blocks, not being aware of fitting into the neighbourhood		
20581	Eltham	Frank St Reserve	Beautiful native bush and grassland with many native birds		1	1	1	1	1	1			native animals are plentiful, the birds use the trees for nesting	Retain the native vegetation and trees for the wildlife to live in.		

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20580	Eltham	Woodridge	Homes thoughtfully design to blend into the leafy environment.	1	1	1	1	1	1	1	1		Native vegetation cherished and homes that live in the environment but do not dominate the landscape. I see trees and gardens before homes but they have architectural meaning in the landscape.	Keep development near the transit hubs less than 3 storeys and the architecture need to be in the character of the uniqueness of Eltham past present and hopefully the future.		
20579	Eltham	Woodridge area	Treed mostly open streetscapes		1		1	1			1		Currently an acceptable blend of 'open' dwelling styles nestled within tree canopies.	New developments MUST NOT be at the expense of tree removal. Compensatory plantings of immature trees are insufficient to maintain existing neighbourhood character. Much greater strength and weight must be brought to bear on this.		
20578	Eltham North	The older areas of Eltham North have houses that tend to blend in to the existing tree canopy and respect the topography. Scenic Crescent, Alison Crescent some parts of Glen Park Rd, Hillcrest	Tree canopy, smaller one-side footpaths houses nestled in	1	1	1	1	1	1	1	1	Lack of uniformity in land size, variety of built form although all respecting the semi-bush nature	A more informal streetscape with limited formalised footpaths. Vegetation of mainly native and indigenous varieties often the original vegetation of the property. Retention of tree canopy. Lack of formalised fencing.	Consideration must be given to backyard scapes and side setbacks from other dwellings. it is not only the front streetscape that is important. Loss of vegetation at the back of properties due to subdivisions affects the amenities of neighbours in terms of		

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20577	Panton Hill	Township	A bush township and not a suburban suburb/town	1		1	1		1	1			Along the main road section of the township there is character reflecting the history of the town/area	Must match existing amenity, appearance, setbacks, etc.		
20576	Eltham		Unique individual not all natives	1	1	1	1		1	1	1	Safety concerns about Council planting in median not being maintained. Too dangerous	No spec builders large blocks	No land left in this local neighbourhood for development. However, keep bulk spec builders out. Minimum lot size 750m No Doreen type chicken coop development		
20575	Eltham North	Hillcrest Rd	Rough, unkempt, dangerous, underdeveloped,										The lack of infrastructure in the immediate area particularly relating to drainage	Create a better road and drainage system and create a court at the end of the road.		
20574	Greensborough	Wanbanna Avenue	Leafy, green, nice homes, bush	1	1	1	1	1		1	1		Plenty Gorge Parklands is behind the houses so feels so close to nature and quiet.	No need for new development currently as we have everything we want and need in the neighbourhood or close by. New development in the area would impact the look and feel. We live here to be close to nature and enjoy our natural surrounds.		
20573	Eltham	Elouera Close	Treed, friendly, attractive, comfortable, home	1	1	1	1	1	1	1	1		All the homes are of a different design and there are a large number of beautiful trees	No development required		

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20572	Plenty	Browns Lane area	Spacious, open, retaining country feel		1	1	1		1	1	1	Lack of density and semi-rural feel	Semi-rural look and feel	Retain setbacks, limit subdivisions, limit building heights and multi-unit developments, enable sustainable outcomes like small eco village creation, these could have smaller subdivisions/lots if enviro footprint was addressed. Could be a good model		
20571	Eltham	Wycliffe Crescent	not a modern or up to date crescent with poor street landscape and ratepayer front gardens		1			1		1			part of the original 1970's development called Woodridge estate	updated front gardens, council land and street signage		
20570	Eltham North	Wattletree Road and Glen Park Road	It has the right amount of housing and open vegetation. If this balance changes, the neighbourhood character will be lost, not to mention homes for our local fauna and flora and places for people to visit in nature will be reduced, which is not good..		1	1	1	1		1		The parks and open nature reserves are crucial	The parks, walking/bike riding tracks and open nature reserves, Sporting and recreational clubs and facilities, Eltham North Adventure Park, Edendale Farm, future Eltham North dog park.	By leaving it the same and continuing to support the local nature reserves, parks, sports clubs and Edendale Farm. i.e. the open spaces open to all.		
20569	Eltham		Open leafy hilly suburban		1	1	1	1	1	1	1			Lower density or well managed density.		
20567	Hurstbridge	Entire area within township zone including parkland .	Hills , gullies , eucalyptus, rural feel	1	1	1	1	1	1	1	1	Every category contains some negative exceptions .	The retention of many historical features. Large trees. Landscape views. Parkland in particular riparian areas. Mix of architectural styles. Informal paths. Minimal front fencing or where it exists mainly low fencing .	Reduce height limits. Reduce density of multi-unit developments allowing for more open space and onsite parking. Enforce signage and lighting policy for retail area. Retention of tree canopy. No more multi story development along Main Rd .		

Neighbourhood Character Strategy – First round of engagement (28 March to 8 May 2022) – Responses to the survey

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20566	Greensborough	Civic drive & Whittingham Terrace Park is open character	Open space to enjoy	1			1			1			Pathways & open space to walk our dogs	No space for new developments unless council buys the shops in Civic drive and makes it appealing & has shops the community require bakery etc. etc.		
20565	Eltham		More trees than concrete		1		1		1	1				Stop townhouse and multiple development on large blocks		
20564	Hurstbridge		rural township, native wildlife corridor	1	1		1	1		1	1		the tree canopies, the low density housing, the diversity of wildlife, the shops in the Main Street (not tacky), the native vegetation, the recreation areas	ensure low density housing, protect the tree canopy and recreation areas form development, shops on the Main Street to be mindful or native, rural aesthetic , natural materials to be chosen for builds and playgrounds		
20563	North Warrandyte	Bradleys Lane	treed, riverine, acreage, bush, hidden	1	1	1	1	1	1	1	1	largely native bush, though some gardens have introduced exotic species close to the houses.	The river and abundance of wild life, bush blocks, no cars parked on the street, few fences (though with pets this is changing)	Properties should be set back, and retain the treed, bush environments, to provide privacy, shade and bush outlooks		
20562	Hurstbridge		Village like, unique, green									Undeveloped	Nature abounds	The infrastructure won't support much more development, from traffic management to internet services we are already overstretched		
20561	Wattle Glen			1			1				1		I think the diversity of buildings and informal nature of the street scape and front yards makes this unique.	Foot paths or gravel paths would make it safer.		
20560	Hurstbridge		Quiet		1		1			1			No	Prefer no development		

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20559	Eltham	John Street	Bush, trees, historic homes, natural	1	1		1		1	1	1	historic mud brick homes and gardens (Gordon Ford Garden)	Homes are nestled into large gardens with mature vegetation, no footpaths, country feel, space to breathe	Smaller, ecofriendly, sustainable homes built leaving large open spaces around them for vegetation.		
20558	Yarrambat	Yan Yean Road	Unobtrusive houses in the bush		1		1		1	1			Not suburban	Keep to 1-hectare minimum block size. More bush land settings.		
20557	St Andrews	Mittons Bridge Rd	bush, paddocks, rural BUT changing		1	1	1		1	1			Combination of bushland, residences and working farms	No new development would be best on this road. If absolutely necessary, low set, away from road, single storey, natural materials, sustainable design, no outside lighting, use only native vegetation, no ugly fencing		
20556	Panton Hill	Heidelberg-Kinglake Road (from Hurstbridge to Cottles Bridge)	Dangerous. Lacking footpath.		1		1							Footpaths or bike paths - pedestrians and cyclists use this 80km stretch of dangerous road all too often.		
20555	Hurstbridge		Traditional, village, Australian, family oriented	1	1	1	1	1			1		It's still mainly single story traditional buildings with green areas	Stop trying to develop it, don't allow too many higher rise buildings or subdivisions		
20554	Eltham North	Ryans Rd	slowly changing to an inner suburban look , less trees as blocks get divided up	1	1	1	1	1	1	1	1		reasonable size blocks	no small blocks and some parkland within the development		
20553	Eltham	Brownes Crescent, Eltham	Community orientated, young families, for an inner Eltham area quite pretty. Also lots of fast moving traffic				1			1	1		We are on a crescent that has a sharp bend which limits parking and car visibility for pedestrians	I believe this street could benefit from being a no through road at Henry Street with a community garden as the barrier		

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20552	Eltham	Kapili Way	treed and friendly		1	1	1	1		1	1		No fences, large blocks	Would be inappropriate		
20551	Eltham North		Mixed. Some areas have strict planning guidelines, others seemingly not. Generally sympathetic building and native planting over modern monstrosities, with exceptions.				1		1		1		There is a good number of reserves and areas of native planting including many mature trees.	Limit subdivision and cookie cutter homes. Limit development heights further. Consider enforcing side by side subdivision over front-to-back, to retain rear garden privacy and views. Many blocks are wide enough to permit that effectively.		
20550	Eltham	Glenister drive ,Mount pleasant road.	It is a relatively green area but I have seen in this neighbourhood people who are just coming to live in Eltham are taking big trees down because of leaves or swimming pools. That should not happen .				1				1		The trees and unfenced gardens	don't build more than one at the most two houses on one block!		
20549	Research		Natural native setting	1	1	1	1	1			1		Native landscape	Buildings setback from streets, native trees along streets and throughout gardens, consistent road treatments - rain gardens rather than curbs/stormwater		
20548	Eltham	Peter Street, Stanhope Street, Diamond Street, Fay Street.	Semi-rural		1	1		1	1	1	1		These encompass the old Stanhope estate (subdivided in 1920's) and represents old Eltham. The houses are well set back from the road and the roads are mostly unsealed. It has charm, and many ramblers and dog walkers enjoy it as a country walk	It would be hard to improve with new buildings. They usually detract. Any should be architecturally relaxed (not modern), set back and muted. Greenery screening would help.		

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20547	Eltham		Treed Hand Built Mud Dwellings	1			1	1			1		Natural setting, untamed.	with deep respect for the existing character		
20546	Eltham	Around Silver street Ryans road Diamond street, between Progress road to Swan street	A hotchpotch of beautiful old mudbrick houses, buildings in line with the landscape and an over developed glut of units/townhouses with either over manicured gardens or no trees at all	1	1	1	1			1	1	This obviously not the majority... I am talking about the older residences	The beautiful older "Eltham Houses, unsculptured road edges and unmade roads.	Have the character in line with what is there, or was there. Rather than now making the newer houses/buildings the "norm for the character of the area		
20545	Eltham	bible street	becoming way way too densely populated and developed	1	1	1	1	1			1					
20544	Eltham		Looks great, lots of trees and fresh air environment			1	1	1					Nothing under 4000sqm	It couldn't		
20542	Eltham	Stanhope Hill bordered by the train line, Diamond St and Silver St.	Bush, secluded, pedestrian friendly, precious	1	1	1	1	1	1	1	1		It feels rural but is close to centre of town. A rare asset these days.	Need to keep existing character. Happy to put up with a bit of dust and a few potholes for the sake of the beauty we have.		
20541	Eltham North		Filled with nature		1		1		1	1			The amount of nature, including both plants and wildlife, that are present in this neighbourhood.	New development should not impose on the nature of the neighbourhood; trees should NOT be cut down to make way for new developments. Wildlife should NOT be relocated to make new developments. As a priority, pre-existing developments should be maintained.		

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20540	Eltham		trees, family, local. safe		1		1		1	1	1		trees and vegetation	Restricted to main road corridor, reduced in scale and maximum height of 2 levels above ground. It should be compulsory for large scale developments to include a proportion number of native trees. Subdivisions should be appropriately sized to allow for	█	█
20539	Eltham		Trees, green, low buildings, sky	1	1	1	1	1	1	1	1		Indigenous vegetation, gum trees	Avoid tall buildings, keep trees as an important feature	█	█
20538	Eltham	Kent Hughes Rd Eltham	rural restful quiet										older homes built to blend in with the bush, set back usually generous, gentle curves in unmade road relaxing, low density of development appreciated post and wire or no front fences in part of the road adds to general ambience and informal streetscape,	new development should be required to conform to present rural feel in terms of colour schemes, generous setbacks from side and front boundaries, no further subdivision, and limits to size of proposed new houses.	█	█
20537	Wattle Glen	Mannish Rd	Homes nestled within the landscape			1	1		1	1	1		While close to a main road still retains a semi-rural feel	Maintain a low profile look, unlike the nearby Kamarooka Drive 'mac-mansions'	█	█
20536	Plenty		Rural living on the edge of Melbourne.		1	1	1	1	1	1	1		Despite having a highway cut through the middle of it, this little hamlet of Plenty still manages to retain an air of charm and	Keeping subdivisions at one-acre north of River Ave is crucial. Retaining tall trees. Enhancing the township of Plenty with a park area where the old CFA was.	█	█

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													simplicity. With clever planting some feeling of bush has been retained along the side of Yan Year Rd.			
20535	North Warrandyte	Kruses Road and surrounding roads	Low density, lots of trees, native wildlife and indigenous flora				1		1	1			There are very few outer suburban areas with the same beauty	It cannot. Any building needs to be on existing footprint	■	■
20534	Eltham		undulating, leafy, indigenous,				1		1	1			undulating hills, remnant eucalypts, variable housing ages, relaxed, open	Enforce retention of miner's cottages (two have been demolished). Enforce establishment of large canopy trees with adequate space. Developments that have most of the open space in small area meaning other properties are relied on for maintaining character	■	■
20533	Eltham North	glen park road and surrounds	set back houses, single storey	1	1	1	1	1					set back and low density	ensure low rise, ensure low density	■	■
20531	Eltham	Godalmin Street	Remnant semi-rural pre-Mac-Mansion	1	1	1	1	1	1	1	1		Retains a lot of its original character with many trees and no concrete gutters or sidewalks	It could be designed to fit in with what is established.	■	■

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20530	Eltham		Overbuilt, diminishing tree canopy, uninspired						1				predominant native vegetation, remnants of diverse building styles, topography, parkland, waterways	Less dense development, diverse design, natural building materials, tree canopy, less hard surfaces, larger setbacks		
20529	Eltham	Wycliffe Cres, eucalyptus Rd	Leafy, open, quiet with beautiful trees. Less urban with more space.	1	1	1	1	1	1	1	1		It has a look that is very Eltham.	Don't allow blocks to be split. Don't allow terraced or semi-detached houses. Don't allow apartments. Keep development to a minimum to retain the character.		
20528	Eltham	Franklin St	Natural, natives, housing blends in	1	1	1	1						Lack of footpath, houses set back, lots of native vegetation	Not be built to the fence line, not so high, natural looking materials		
20527	Eltham North		It is tree filled however this has diminished a little in the last 8 years we have been here			1	1		1		1		Lots of gum trees	Keep subdivisions and multi dwellings restricted		
20526	Eltham		Bush garden haven for wildlife	1	1	1	1		1	1	1		Mostly single or double storied buildings. The native trees have been retained along the roadway so much so the footpath meanders around them. Views over windy hilly sloping streets look to tree lined distant ridges where the houses are not visible.	Keep existing canopy trees and bush planting. Avoid dense building that occupies most of the block where there is no room for planting. Keep low or no fencing use vegetation as screening from the streetscape		

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20525	Eltham		treed, bird calls, children ,changing.	1	1	1	1	1	1	1	1		planted nature strips, big gardens with native birds, Tall trees. Curved roads	remain well spaced with gardens for human sanity, communal driveways designs for neighbourly life style. One and two story homes.		
20524	Eltham	Bird Street, Ryan's Road, Sandra Avenue, Peter Street.	Small, medium and large blocks with one home per block. Some unsealed roads, some mudbrick, weatherboard houses, high tree cover and native shrubs. No townhouses, flats or more than 2 story. Some houses owner built. Tree'd roads, large nature strips.	1	1	1	1	1	1		1		Mudbrick and weatherboard homes, high percentage of trees, some unsealed roads, one house per block	Set planning controls on height and density, preferences for building materials (e.g. no concrete), set back and fencing. Driveway spacing, percentage of land occupied by the building, distances from building to boundary, vegetation types.		
20523	Eltham		Treed, rural, natural	1	1	1	1		1	1	1		Lack of development although this unfortunately is changing	Single level homes, with country style, set requirements for vegetation		
20522	Eltham	Ryan's Road, Bird Street, Silver Street and Diamond Street	Used to be treed but many now being cut down to increase likelihood of plans making it through Council when they can write 'no trees/vegetation on existing site'.	1	1	1	1	1	1	1			There were but we are losing them at an astounding rate.	Leave some of the vegetation on site - it took years to grow and stop putting so many dwellings on a block ie the nightmare of 23 Diamond Street for one.		
20521	Eltham	Godalmin street and surrounding area	Natural and bushy	1	1	1	1			1	1		Very little development Very treed Very rustic Large blocks Setbacks	It wouldn't		

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20520	Eltham	Main Road	Random development over 70 years.				1		1				The natural landforms and vegetation	Making the character of it to enhance the environment for people who live here a priority rather than as a place to make a profit.		
20519	Eltham	Piper crescent/Artists Hill intersection.	Congested, ruined, dangerous.									Once had a country lane feel, now too congested.	Was very serene and secluded	It's been over developed, no room for anymore.		
20518	Eltham	Hohnes road and Homestead road (east)	Natural, bushy, quiet, low density	1	1	1	1			1	1		Dominated by parks and nature	Retain the low density and quiet locality. Add traffic management as the intersection of Hohnes/Homestead and Homestead/Jayson Rds are ambiguous re right of way and dangerous.		
20517	Eltham	Hartland Way Eltham	The neighbourhood has a welcoming feel as you walk the streets. There are no front fences and the houses are all about 8 meters or more from the footpath. One house to one block has allowed an attractive array of indigenous and native plants.	1	1	1	1	1			1		Many of the original gums predevelopment have been left. Residents are informed and plant native and indigenous plants. Largish block size.	Maintain the original covenants on building construction. Have height limits. No units or subdivision of the blocks.		
20516	Eltham	Woodridge estate	trees, birdlife,	1	1	1	1	1	1	1	1	no front fences	Although a large number of older gum trees have been removed some still remain. The linear park is also important.	Houses should mainly be single or split level and be surrounded by a large garden/ vegetated arear with mixture of indigenous trees and shrubs.		
20515	Eltham	View Hill Crescent	Tranquil, homely, natural, peaceful								1		Gravel road!	Stop building McMansions		

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20514	Eltham		Trees, unique earthy nature loving	1		1	1		1		1		Mudbrick, earthy unique homes. Any new additions need to fit in with the earthy trees landscape, including units.	See above. Not too much over development with units or apartments, maintain some applications only for single homes that are not too overwhelming in the natural landscape		
20513	Eltham North	Progress Road	Leafy, bushy, natural environment.	1	1	1	1	1	1	1	1			Zero removal during new developments. Minimum building and hard surfaces footprint. Maintain open spaces and landscaping opportunities.		
20512	Eltham	Antoinette Boulevard	Native Bushland, Quiet,		1	1	1		1		1		Narrow winding roads ensuring slow traffic.	Ensure houses are well set back and native vegetation is predominant.		
20511	Eltham		Under threat of overdevelopment				1		1	1			Like many who live in Eltham, the sense of living within the Green Wedge matters.	Limiting further subdivisions, tighter control of building heights & tree removal.		
20510	Eltham	Eucalyptus Road, Woodridge Estate, surrounding Linear Reserve	Bushy, Natural, Hilly, Sympathetic Development	1	1	1	1	1	1	1			No fences and brick (as per covenant on Woodridge titles!) Underground power, split level and non-canopy penetrating contoured built forms	Abide to SLO3 overlay and don't ignore requirement to follow above SLO guidelines as in some recently approved council planning permits (see 11 Marlow Place!)		
20509	Eltham	Bridge street between Main and Bible	parked cars creating blockage	1		1					1		Too many houses on a lot	Allow only 1 new house on area		

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20508	Eltham	Bellevue Rd, Batman Rd, Livingston Rd	Slowly becoming the new Doreen		1					1			There where, slowly but surely they're all being demolished to make way for units.	No more Units!		
20507	Eltham		Ugly Township, Bad Outcomes, deficient Council leaving VAT to decide outcomes		1	1	1		1		1		It is a mixed neighbourhood	This is an ambiguous dumb question and too broad		
20506	North Warrandyte		Natural vegetation, open spaces	1	1	1	1		1	1			The river, reserves, natural vegetation, no high rise buildings, no big traffic lanes - and more!	It would have to be small scale, low rise, preserve vegetation and be very limited		
20505	Research		Quiet, village like, peaceful				1		1	1			Research incorporates great rural aspects and bush as well as a small township feel. The schools fit in relatively well	Remain in keeping with the current vibe including retention of vegetation and bush where possible		
20504	Eltham			1	1	1	1		1	1	1					
20503	Eltham	Silver Street, Eltham	Homes & landscape peaceful, but			1	1		1				Very limited number of multiple dwelling houses/units on one block	The road traffic, noise & pollution has become unbearable. This compounded by through further industrial development at the end of the street, too high buildings, and greatly increased traffic. The road must be closed at the railway over bridge!!		
20502	Eltham	Shalbury Avenue / Sheffield Street / Stanley Avenue	Infilled. Compact. Disappearing. Tree-Felled, Eco-Stressed						1	1		It is quiet...for now, but is slowly being developed / in-filled with large blocks of land housing units etc.	It is higher up and over-looks Eltham. But developers are clamouring to buy chunks of land to build 2 & 3 storey	Only allow houses or Axe-L type developments of two smaller houses on one big block. No urbanised (units/flats) development		

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													"homes" that look like square prison housing that would look more akin to refugee centres.	it is not in keeping with Eltham and makes the place SUCK!!! Too many cars on Off-street parking.		
20501	Eltham	between Eltham town and Research,	classic fringe, lightly urbanised, but highly treed and quite roads	1	1		1						buildings do not dominate the landscape, they are part of it	keep multiple dwelling developments down and ensure that vehicles are parked on-site, not urbanising streets		
20500	Eltham	Eltham township and surrounding	Over developed!										Eltham used to have a community, close feel. It had character. Eltham was renowned for its green, leafy township. Over development has lead Eltham to just become any other suburb.	Height restrictions on buildings. No apartments. Less dwellings on blocks.		
20499	Eltham North		Green wedge in green wedge	1			1				1		Trees and lots of mixed indigenous trees.	Keep the existing trees, or even add more new ones.		
20498	Eltham	Eltham town area, including Pitt St, Main Rd, Bible St, John St, Franklin St area		1	1				1							
20497	Eltham		It is exactly perfect how it is now			1	1	1	1	1	1		This is Eltham it doesn't need any change but better maintaining by the council.	Keep high density close to the centre of Eltham Town and not to extend pass that		

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20496	Eltham North		Natural materials, earth, stone wood		1		1		1				Split level house built into hills	Roof pitch mimicking topography		
20495	St Andrews	Charlber Lane	Bush blocks	1			1		1	1	1		Bush	More homes build a greater community vibrancy. I think more people would grow a stronger community.		
20494	Wattle Glen	Mannish Rd	quiet, treed, abundance native animals				1			1			Native trees, native birds	ban McMansion out of character homes		
20493	Eltham	Main Street, Eltham / Gateway / Town Centre / Montsalvat	Heritage buildings, trees, parks, vistas views, town square, people coming together to enjoy green grass / dogs / trees / running / rocks / plants / lizards / bugs. Water is also welcoming.				1	1	1	1	1	Hope to project village feel, trestle 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	Does not feel like a built-up suburb. Unique - courthouse, trestle bridge, Alistair Knox Park, creek, massive gums, wildlife, butterflies, art, indigenous plants, orchids, birds, abundance of green...(Please refer to further comments in Question 14)	Massive units have a detrimental effect and act as a heat sink (climate change). Need as much open space as possible and green plants/trees to offset the same area as buildings - maybe roof or vertical gardens. (Please refer to further comments in Q14)		
20492	Hurstbridge	Coolaroo Ave	Spacious. Quietly attuned to nature		1		1	1	1	1	1		Large blooms keep the suburban feel away	I would like to see some footpaths in other streets.		