

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

ID No.	2 nd area selected	Area selected	Street selected	5 words	What do you like about the character of this neighbourhood?									Specific features	Recommended design	Final feedback	First Name	Last Name
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																<p>environment. There's one block in Woodridge where a generic modern home has been built, and a house more typical of the street/pocket once stood (and didn't appear in any way run-down). This is unfortunate. More Knox-inspired (e.g., 84 Bible Street) and fewer generic modern developments would be ideal.</p> <p>Regarding the Eltham Activity area and townhouses, as alluded to above, I'd love to see some of the same (i.e., designs that are a 'nod' of sorts to the essence of Eltham). Also, a mandate like a certain minimum percentage of vegetation that is sufficient to ensure land blocks aren't literally maximised in terms of number of dwellings - maintaining aesthetics, character and suitable population density/local traffic levels.</p>		
20638																<p>Multi-unit development on the large allotments on Main Road is part of the Planning Scheme and it is inevitable that some vegetation must be removed. Council needs to control what has to be protected and enforce these decisions.</p> <p>Council also needs to put in place protection of the trees lining Main Road.</p> <p>To counteract the devastation of the Bush Garden Precinct on Main Road, I believe that the corridors along the creeks and waterways should be planted and maintained.</p>		
20637																<p>The neighbourhood character should be defined by neighbours, not an indifferent council that wants to sell out Eltham. So many people are now giving up in this suburb as they see the council as a corrupt, inefficient vehicle for developers.</p>		
20636																<p>Eltham has a reputation for being an artistic community of mud brick houses in a bush setting. The library is beautiful, the Eltham community and reception centre is stunning! Let's restore this unique gift by retaining existing trees and vegetation and planting more. Retaining setbacks and building new dwellings with that magic Eltham character. No over development, new dwellings to nestle into the landscape, respecting existing residents' privacy and outlook.</p> <p>Eltham is a sought after suburb, still riding the wave of its 1970's heyday while unsympathetic</p>		

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																development has Eltham on the brink of becoming another boring outer suburb. Time to stop inappropriate development. Thank you council for this opportunity to provide feedback.		
20634																Many parts of Eltham were cleared to enable residential development in previous decades. The area was levelled and all vegetation cleared. In the years since, owing to the block size that was developed that left room for garden development, vegetation has been able to re-establish and recover and there are now many mature trees that provide a unique streetscape, a prominent feature of this includes the return of many native wildlife species. Whilst there are a variety of historic and modern building styles, the mixture of unobtrusive building size / height mixed with the established vegetation density combine to be one of the most significant and distinguishing features of Eltham.		
20632																		
20631																There is an application in for 66 Park Rd currently to build 4 double storey homes. It's very distressing to think this could be approved. It would completely change the feel of our beautiful street. The design of the homes is not in keeping with the character of our street.		
20630																Rescue and proper maintenance of wooden signs around the town in reserves and parks, many of them have fallen in disrepair or rotted and gone! More variety of native plants and trees, especially those that flower in reserves and parks, even road bays are so neglected for years, there's very little new planting happening, more benches and tables for the community to enjoy open spaces. More art in public spaces, art is a big part of Eltham's essence.		
20629																I love how the built forms respect and embrace natural materials; how the houses are spaced and kept away from the street front; the architecture of the area with mud brick and angular roofs, large windows; tree foliage separating properties with minimal fencing. Mix of gums and wattles. Could also apply to many parts of Eltham, Eltham East and Eltham South, which we want to preserve in that state without overdevelopment and subdivisions and		

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																cutting down of established trees. This is where country meets the city and the gateway to the Yarra Valley. As an old red gum forest, we should respect the land and minimise our impact on it. Maintain the indigenous vegetation including canopy trees and understorey planting and encourage the replanting of indigenous plants.		
20628																Council need to take account of neighbourhood character today. Inconsistent development has been approved by council and development occurred without council approval. A reasonable person driving the area would say "I like what I see in plenty I would like to live hear". History of what has occurred should now be the new normal and built into character. In creating the video in plenty the producers will have driven past many example of character that the council will not approve. Consideration need to be taking into account when planning zones meet. The character does not change on a line on a map it should be gradual as two planning zones meet. Policies on fencing need to move into the modern time for the next decade. I am happy to provide examples to the council if you really want to take local views into account from resident ratepayers.		
20627																Keep the green wedge at all costs, it's character is paramount to Nillumbik. Keep greed out of it. Spend some of the enormous rates we pay on our area instead of Eltham & diamond creek		
20625																We need to establish a natural capital system to register and value the trees and native vegetation, so that prior to a developer considering the removal of vegetation, they are faced with the true replacement cost for the natural capital - a fee which must be paid into a natural capital fund - if legislation permits - so that Council can then pay the same amount into established tree plantings into protected reserves and parkland.		
20623																Formal gardens with lawn, roses and expansive driveways and brick piers with palisade fencing do NOT fit with the neighbourhood character in south Eltham. Here, built form is screened by natural vegetation, roads are often unmade and winding with many mature indigenous Yellow Box. Front		

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																fences are generally post and wire and mostly not visible behind, in between and forward of vegetation that extends to the roadside. Car storage is often not visible at all from the street. Building styles vary but it doesn't matter because mostly building are only partially visible behind the vegetation. There generally no footpaths or dirt ones that wind their way between trees. It's a naturally, beautiful and very special place to live.		
20622																Removal of trees should be strictly prevented, there should be initiatives to support neighbours to report illegal tree cutting. New houses or extensions should have height limitations to prevent the impact on the bush feeling. Council should prevent houses to have certain height on sloped areas as this greatly impacts the view. Second story extensions should also be covered by this and require a planning permit and should be advertised for neighbours feedbacks. Dirt roads which do not have a footpath should be designed as shared roads and speed limits should be introduced to protect walkers and cyclers. Walking and cycling corridors should be promoted to limit driving across the neighbourhood.		
20621	1	Eltham		Not adequately protected!				1			1	1		The number of large canopy trees (although this is diminishing)	Require a set area for replacement canopy trees which will enable trees to survive rather than trees being included on landscape plans when in reality they have no hope of thriving.	In semi-bush precinct, one of the nicest things is there is often no distinction between public and private land in terms of nature strips and front gardens. This is a wonderful feature but is increasingly becoming eroded by high wooden fences or concrete walls being erected where previously there was nothing or there were post & wire fences. I feel this aspect of neighbourhood character needs to be preserved and enhanced better and should not be allowed to be eroded away through the granting of permits which appear to go against this aspect of neighbourhood character.		
20620	1	Eltham		Sadly losing its character											You can't improve neighbourhood character	Council should have a tree register to record all trees that are removed by themselves, residents and developers. They then should replant double that number in the same area, always native canopy		

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															with apartment blocks	trees. There should be a yearly planting plan for street trees working out from central Eltham to all areas of Eltham North and South. These areas have taken the brunt of the over development to provide all residents with services and deserve to be revegetated. We learnt the value of open space and trees during covid lockdown.		
20619																Plenty is an area of mixed character with increased subdivision within a rural surround. New development where attributes of the rural character are maintained would help keep the rural feel whilst enabling development. Maintaining vegetation and creating a feeling of space within the more urbanized development will assist in maintaining the unique character of Plenty as a place people love to live rather than creating just another commuter suburb.		
20618																I'm happy with BG3 character statement.		
20617	1	Greensborough	Sunrise	spacious homes and land, gardens & lawn	1	1	1	1	1	1	1	1		apart from a few streets it is local traffic only	1-2 storey, no or low fencing, space for mulched garden or lawn, set back from street, no forward garages	Neighbourhood character of various Nillumbik areas is key to residents choosing to reside here. The canopy trees and interesting sloping topography are quite different from neighbouring suburbs. The lack of, or low fences or vegetative plantings are much preferred than the high solid fences of inner suburbs and some new additions to properties are really quite stark and disappointing. I wonder how a Council permit could have been issued? In most places 1 and 2 storey homes are the norm and tri level only when the lie of the land allows them to sit in the landscape. If granny flat type buildings can be accommodated at the rear of properties then I accept that way of housing more people, as the streetscape is not unduly altered. Medium density housing should only be in the vicinity of train stations or major activity centres with services. I think rural and semi-rural properties of generous size (5 Hectares+) should be permitted to have limited additional housing for family/tenants or staff on site providing a rural look & feel remains. But rural residents cannot expect to have all the services a short distance away. i.e. If you reside in Yarrambat you will not have a medical centre, accountant, salon or workplace close to your home.		

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																A bus route connects residents with these services, Council do not need to ensure every pocket of the Shire has a bakery or wine bar etc. Our Councillors and officers have a responsibility to ensure our Neighbourhoods are protected from excessive development so it remains a desirable place to live and traffic can still flow within & thru the Shire. The Green Wedge Shire is different & comes with a responsibility, residents need to understand the privilege of living here does not come cheap and there is a price to pay if the rural areas and protected Green Wedge zones are retained as we know them. An awareness campaign could inform residents who focus on comparing rates to Banyule or Whittlesea while enjoying where they choose to live.		
20616	1	Eltham			1	1		1	1	1	1	1		It is a historic, semi-rural town	New developmen ts should be within 1/1.5 km of station and shops/amen ities or on Main Road.	Above 1.5 km from station, developments should be restricted and respectful of the bushy nature of Eltham. Ideally all new buildings should have ecological credentials. Build with recyclable materials, well-insulated, reasonably- sized, solar-powered. The presence of cars should be discreet.	██████████	██████
20613																We have seen a decline in the number of canopy trees over time as more houses and larger houses have been built filling in any vacant or subdivided blocks. Also some trees died after the drought and have not been replaced. Would be great to have council input with a strategic approach to replacing trees and advice on suitable species as the climate warms. Community education about the benefits of native trees would help too.	██████	██████████
20611																In this area we have seen a gradual decline in this tree-scape over the last ten years where i believe some developers ironically promote a treed landscape in the area but don't want it on their land as it limits the profit making potential of the land. The landscape overlay SLO2 and the ESO (in places) for this area have some admirable aspirations but are difficult to always defend in VCAT, minimal fine and the fire regulations can gazump the other planning guidelines without a fire case even made - why? I fear the continuation of	██████	██████████

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																<p>canopy decline is inevitable with current practices.</p> <p>With regard to the diversity of, for example architectural styles of the area, there are spectacularly good and poor examples of response to the natural surroundings. I believe in architectural choice but also acknowledge that to justify development one practically can "just meet" acceptability. This "just met" development may do very little to push the possible retention and enhancement of preferred neighbourhood character.</p> <p>If we continually insist on assuming that the current neighbourhood character justifies itself and continues to justify future desired neighbourhood character we are in a trap. We need to be assertive in what is the preferred and what are the mechanisms to ensure this practically against the inevitable challenges such of fire regulations (Which by the way are not to be totally dismissed) and developer challenges that may attempt to knobble what could be preferred character.</p> <p>I for one, and I know others who think similar would leave the area if the tree canopy significantly declines, primarily because of allowed arbitrary densification of dwellings. Medium and dense development is not the preferred development for this area of Eltham.</p>		
20610																		
20609																<p>Existing neighbourhood character in Eltham is not supported by the current planning scheme. The scheme supposedly supports diverse housing, however +95% of all recent & proposed developments are for units only. As an example, there are now 57 units on the southern side of [REDACTED]. The original dense canopy which covered this area 20 years ago has been permanently destroyed. High density unit development is slowly consuming Eltham. If this trend continues, in another 20 years Eltham will have the same character as Broadmeadows. Likewise, key access streets including Bellevue Rd,</p>		

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															<p>Cecil St & Bible St are often choked with traffic & parked cars largely due to surrounding over development. I believe the preservation of the existing predominant neighbourhood character of Eltham will fail unless further limits on unit development are imposed via the planning scheme. These limits should include:</p> <ol style="list-style-type: none"> 1. A minimum block size of at least 400sm for all new developments 2. A minimum 40% of non-hard surfaces and minimum canopy requirements 3. A minimum of 3 off-street parking spaces per dwelling and restrictions to adjoining on street parking 4. An increase to side & rear setbacks for double stories units plus additional vegetation screening requirements <p>In addition, I suggest the council should also:</p> <ol style="list-style-type: none"> 1. Incentivize native planting in private gardens by providing annual free vouchers from Edendale Nursery (as per free annual hard rubbish collection) 2. Greatly expand native vegetation program on nature strips to include more vegetation and canopy trees 		
20608															<p>Suburbanisation of all Green Wedge townships must be avoided at all costs. Hurstbridge is a small township in the Green Wedge with a distinctive rural feel. It should remain a township and not be turned into a suburb with infill development (much in the way that the rural townships of Wattle Glen and Yarrambat are gradually disappearing due to infill development from neighbouring areas. Hurstbridge township has already lost a lot of its heritage. What is left should be protected. Efforts by some developers to retain heritage and character have been much appreciated. A more treed streetscape is desirable as are Indigenous plantings. No high density buildings or crowded small blocks devoid of parking and green space. Retention of parkland and public open space is essential for wellbeing of residents and visitors. Environmentally sensitive design guidelines are essential and our township gateways should be green and welcoming. The Urban Growth Boundary must stay firm and unchanged especially in view of the findings of the</p>		

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															Auditor General's Report on the State of the Environment which puts the onus on residents and Councils to enhance vegetation with indigenous plantings wherever possible to create habitat. I applaud Council's involvement in the Great Southern BioBlitz last year and hope to see even more involvement this year and in the future. Now is the time for Nillumbik to actively protect and enhance biodiversity in our rural areas as well as in our lovely rural townships. Indigenous streetscape plantings are a small but significant opportunity to help arrest the decline in biodiversity in Nillumbik. Thank you for the opportunity to comment on the Neighbourhood Character Policy.		
20607															<p>Antoinette Boulevard and surrounding roads in Eltham South are unique in ways that need to be strongly protected. As suburban areas become filled with tract housing and monoculture plantings, it is more important than ever to ensure our neighbourhood character is factored into any planning schemes or new development. Particularly our beloved tree canopy and bushland character - we love that buildings sit quietly within the landscape rather than dominating street views and disrupting natural landform.</p> <p>Unlike many suburbs, Eltham South's dwellings / buildings are designed and coloured to blend in with the bushland. They are set back, without gaudy gates or fencing, and value free flowing biodiverse gardens and passive space.</p> <p>Again, unlike the trend in many suburbs, each house is uniquely different and in most cases built to pass the test of time. They use natural materials and reflect the varying tastes of people in the neighbourhood. They work with rather than against the tree canopy and see vegetation as a valued asset to the property, not a hindrance to be removed.</p> <p>We love where we live!</p>		
20605															Council should take every opportunity to increase indigenous plantings on council owned land in and around ALL Nillumbik townships. This would go		

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																some small way to compensating for the loss of native vegetation and habitat on private land. It would also promote a stronger connection between residents, local wildlife and plants. Nothing beats actually seeing a Phascogale or Sugar Glider! One's heart jumps! Most Nillumbik residents love where they live. That is a great community strength. Through policy settings such as Neighbourhood Character Statements council has an opportunity to build on such strengths.		
20603	1	Yarrambat	Yan Yean Rd	Lovely tall gums lining roadside		1		1		1	1			The big gums lining the road	Maintain these gum trees	Keep Nillumbik the beautiful green shire that people love it for, please don't turn it into Whittlesea, with overdevelopment, crowded housing, lack of big old trees		
20602																A number of subdivisions in this area have cleared existing vegetation and built as close to property borders as possible. Some of the best ones have kept a reasonable setback distance which allows for gardens; they have also built in interesting ways as opposed to the "cookie cutter" subdivisions we are seeing over Melbourne which undermine distinctive neighbourhood character. It is essential that Eltham maintains its vegetation, especially large mature trees, if it is not to lose its character.		
20601																Unfortunately, we are slowly but surely losing what makes Eltham great. Another decade and we'll offer the same Lifestyle as the other mentioned suburbs. So sad.		
20598	1	Hurstbridge	Hurstbridge shopping strip	village like					1					low key	better gardens/faci lities	less traffic through the main street and remove parking in street it's very narrow near the school		
20597																The areas on each side of Yan Yean Rd should be rezoned to higher density residential blocks. It seems strange that areas to the north and south are subdivided but the pocket between golf course and Kurrak Rd are quarantined from higher density subdivision. What happened to the township plan.		
20596																Hurstbridge is a delightful mix of open trails for horse keeping whilst having the convenience of local amenities. The ability to mix horse keeping /riding whilst still being able to commute to the city for work is absolutely what makes Hurstbridge so special.		

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20595	1	Panton Hill	Church Road, Rodger 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.	Rural grazing land with dispersed housing and agricultural buildings, equine properties and associated infrastructure .	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 townships and neighbourhoods.	<p>The Equine culture and character of rural townships in Nillumbik contribute significantly to the visual appeal, amenity, environmental viability and sustainability of the Nillumbik Green Wedge.</p> <p>Both within and surrounding these rural and semi-rural townships (Hurstbridge, Wattle Glen, Panton Hill, St Andrews, Yarrambat, Plenty, Research, North Warrandyte, Diamond Creek), existing grazing land and treed pastures are important for popular rural uses as the keeping of horses and other (grazing) animals, providing for home produce and compatible agriculture, the preservation of biodiversity, defensible fire breaks and the rural, scenic amenity, neighbourhood/landscape character and vistas that both locals and visitors enjoy.</p> <p>Hence, Council needs to value and plan/regulate to preserve and protect existing grazing land and pasture properties (both ‘hobby’ and broad acre farms) through the Nillumbik Planning Scheme, in all zones.</p> <p>Include shared trail easements and infrastructure as an important element of neighbourhood character: The shire's shared, off-road (road verge and on public land) recreation trails network enables residents and visitors to immerse themselves in the natural landscape, are critical for safety, enjoyable and diverse trail experiences, and improved amenity in and connectivity between urban and rural neighbourhoods and townships across the shire.</p>		
20594	1	Eltham	Main Eltham community space near Woolies lower car park.	Rustic, semi build up, village feel in common space.			1	1				1		Use of natural materials, art, rustic, low rise, landscaping and vegetation, community gathering space	Car parks underground, further expansion of streetscape on train station side, walkover bridge on main road.	Ensure the protection of environment to ensure new people moving into the area respect the uniqueness of this street.		

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20593	1	Eltham North	Ryans road and progress road	Bushy, quiet, native,	1	1	1	1		1				Crests and valleys. Significant areas of bushland	Limit new developmen t to low density, architectural ly significant sustainable design	Eltham has long been considered a place for significant architectural design in an area of environmental importance. These features should be protected and encouraged. Mudbrick, rammed earth and other sustainable building designs should be prioritised. Limit commercial operations to commercial areas and prevent residential housing stock from being converted to commercial operations.		
20592	1	Eltham	Prior to living in Hurstbridge, we lived in Eltham. It went from a semi-rural ambience to a boring suburban area. The Main Road is now ugly and the addition of cramped townhouses and apartments in some places is ruining it even more. I leave ASAP.	Boring suburban town centre with no character.										Montsalvat	See above			
20591	1	Hurstbridge		Character, retention of treeline	1	1	1	1	1	1		1		Green spaces, village atmosphere tree line, retaining old buildings	Must adhere to & be sympathetic to the above characteristi cs	Not approving development of ‘Doncaster’ style houses like or similar unit developments. Regulations around landscaping to retain character & reduce heat caused by lack of trees & gardens with too much paving. Education of residents & developers about heat mitigation such as greenery & light roofing, as well as other strategies to reduce global & local warming. Explore alternative housing options such as allowing tiny homes for grown children etc who can’t afford rent/mortgage.		

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20590																I would like stricter mandatory neighbourhood character objectives and controls for Woodridge that: 1. promote good design principles and prohibit large obtrusive buildings that are inconsistent with the style of the estate 2. create a colour palette for the exterior of buildings comprising muted earthy tones and prohibit white, light grey or brightly coloured render or weatherboard (i.e. on large surfaces), similar to heritage controls and 3. ensure that bushfire provisions are not exploited to permit removal of all trees on a block to facilitate building within a much larger footprint than that of the majority of homes on the estate. Mandatory maximum building envelopes could be used to prevent the creation of too many hard surfaces that contribute to the heat island effect and to allow room for native vegetation and retention of mature trees. Some large scale developers such as Stockland impose mandatory design guidelines for new estates. Something similar could be developed with community consultation to retain the character of Woodridge but not necessarily restrict new homes to the same architectural style as the original houses built around the late 1970s and early 1980s.		
20589																More trees in nature strip areas		
20588																		
20587																Yes The current removal of trees is alarming and damaging the beautiful lands scape of the community.		
20586																Stop subdividing former homes to make houses. It's not creating a community, it's just bringing more people into the area. More people are welcome but not at the expense of the character of Eltham		
20585																		
20584	1	Diamond Creek		lack of housing diversity, double stories,											Greater setbacks around buildings, design of	Eltham has become dominated by cars, buildings and traffic. The character is slowly disappearing. More needs to be done to protect the character. Closer to Eltham people are parking in the streets due to the lack of car parking at Station. This		

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				reduced environment footprints and a lack of setbacks and earthy tones. Increased street trees and buildings designed with eaves and shaded places to cool homes.										homes should include eaves, shaded roofs and larger gardens to cool blocks and neighbourhoods.	impacts the character as households with unit developments are also parking on the streets. What we continually hear is the line that the development will not impact car parking and traffic but more developments keep occurring and it is. With a lack of setbacks around buildings for trees we see a reduction in the tree lined landscapes and the garden feel which is part of Eltham. Trees help with climate change and we need more of them. Take for example a big dense development currently being built in Luck Street next to Aldi there is no room for trees on this lot- NONE. Also many developments have a lack of car parking as well. Additionally many developments now occurring lack eaves (note nothing in planning scheme about this) which should be a requirement to cool down homes especially regarding climate change. We need developments which have common roof forms and shaded areas which cool occupants and more trees around them to do the same. We also need to increase the amount of street trees in our streets around Eltham and around Nillumbik. Our planning schemes need to focus on climate change measures as a part of the character. Additionally, there needs to be a common neighbourhood statement made about front fences as well and type. Additionally, there should only be indigenous trees planted in Eltham and throughout Nillumbik as this was our remnant bushland character. Exotic trees should be phased out to ensure we get back our birdlife which is on the decline, note species like Swift Parrots and Regent Honeyeater were once common in suburban areas. The council needs also to ask what does diversity of housing mean? Applications i see occurring have pitched roofs and box shaped roofs what exactly should occur? Park West Road etc.		
20583															Trees are a huge part of why I like Greensborough and should be protected. Council shouldn't restrict what homeowners have on their property but ensure the council and or homeowners who remove large trees have a replacement planted by council in a suitable location. Parks or other vacant land. Walking tracks continue to be expanded		

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20582	1	Eltham	Bible street area and streets behind main road	Becoming too built up	1		1		1			1		The number of original Eltham older houses still standing, but becoming increasingly less	Lower height restrictions on buildings, more appealing apartment design	The older "greener" Eltham area is rapidly changing for the worse. There is too much development of badly designed and built multi storied apartment buildings which do not fit into the streetscape and make the area look like a boring and bland Doncaster type of appearance. The problem seems to be that when the council tries to regulate an overdeveloped apartment building, they get overruled by VCAT. Many new people to the area now just want a convenient place to live and do not appreciate the Eltham background of trees and interesting building design.		
20581																The larger gum trees are essential for the native birdlife to see shelter and nest. It's extremely 'Eltham' to have Kookaburra's, Yellow Tail Cockatoos, Currawongs, Magpies, Jacky Winter visit every day. Frank St reserve is an important habitat. thank you for opportunity to comment. David L Evans Eurah Place Eltham		
20580																The commercial hub of Eltham is losing its character. Whilst development is inevitable, serious planning and regulation to maintain community spaces and character of unique Eltham must be maintained. The eye saw of multi-unit development on the corner of Main Road and Bridge Street is an example of not blending into the environment. Improved colour palate could have helped. Re vegetation of local species is essential.		
20579																Significant improvements are required to the 'weight' that Neighbourhood Character has within the Nillumbik Planning Scheme. Whilst we live in a Bush Garden Precinct in the Eltham Woods / Woodridge area of Eltham, it is concerning that the potential for over development exists on many sites across ALL of the Eltham area. Single dwelling knock downs in favour of multi-unit developments appear to pay little heed to existing neighbourhood character – rather that they focus on achieving maximum site coverage and minimal garden area. Bush Garden or Semi Bush Garden Precincts encourage the visual dominance of native		

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																vegetation that reinforces a bushland character. In many areas especially on hillside sites this dominance often gives way to the reverse – a dominance of structure, despite attempts to disguise this with immature plantings! Buildings must NOT dominate the streetscape. Maintaining and enhancing tree canopy across all these areas must be the priority along with a softer (non-dominant) streetscape and openness of front boundaries.		
20578	1	Eltham	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	Ugly, bland, treeless, characterless, soulless						1	1			The views across the valley to the ridgeline	The views preserved, vegetation increased, staggered setbacks, no buildings that are block like and solid looking advertising on commercial premises limited	Neighbourhood character should appreciate the unique style of each neighbourhood and preserve and enhance it. A uniform approach to all areas makes a farce of “neighbourhood” character. The impact of lack of vegetation is real in terms of our health and the planets health. The ability to enforce further meaningful planting with each new development should be considered as should a much tighter restriction on the mature trees and vegetation which can be removed to allow the development.		
20577																Yes, Nillumbik needs a fencing policy for the shire and particularly for the rural area, to protect wildlife mainly (not to the ground, no barbwire, no solid structures, etc) and to maintain the appearance of a Green Wedge Shire,		
20576	1	Diamond Creek	Orme Rd Reynolds Rd Mt Pleasant Rd	dangerous trees on road side									Trees abutting road EXTREMELY dangerous. People before trees	The area is great but unsafe due to poor Council development on access roads	Clear all trees on road side that could fall during fire that would block the road as we have seen before	Duplicate access bridges and roads both in and out of the area. Duplicate Bolton St Duplicate the full length of Main Road from Lower Park to Wattletree Road. Duplicate Wattletree Road		

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														in this fire prone Shire			
20575															<p>Create better drainage system and a safe walk way between Hillcrest Rd and Banksia Rise. Have mains drainage system to all houses.</p> <p>Turn the street into a court, as the road is dangerous especially when trucks attempt to turn around.</p> <p>Manage and build on infrastructure rather than trying to be an enforcement agency.</p> <p>Don't have such a divide between an area having an SLO2 and an adjoining area having nothing. Some houses are separated by just a fence (a wire one at that)</p> <p>Get rid of the post and wire fence ruling on SLO2 properties. It creates more headaches and is just unsafe. Stop making it a planning permit request as it just seems to be a money grabbing scheme.</p>		
20574	1	Panton Hill	Kangaroo Ground - St Andrews Road	Well-spaced, trees, nice houses	1	1	1	1			1	1		<p>So close to the bush, lovely country feel but not far from facilities, beautiful landscapes and lots of nature to explore. Open spaces and sports facilities all close together.</p> <p>New development in this area would most likely detrimentally affect the look, feel and character of the area. People live there and move to the area to be a part of the Green Wedge and escape the big towns, loud businesses</p>	<p>People move to and live in Panton Hill to be close to nature and have space, peace and quiet.</p>		

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															and housing estates.			
20573																We love the large number of small tracks, walkways and reserves that have been designed into the Woodbridge area. Not only are they useful but also add vegetation and character to our area.		
20572																Important to retain biodiversity links and protect remnant vegetation and trees and habitat. Plenty is beautiful but if we keep on developing it, the charm and good enviro features will be lost.		
20571																area needs a major facelift		
20570																Please preserve the local planning that has been established in the area over a number of decades. We are known as the Green Wedge Shire, and this needs to be actively protected for it to continue. Otherwise the whole nature of our area will be lost under our watch.		
20569																Eltham should maintain its leafy green open feel. New developments should need to work in with the character of the neighbourhood. Council should do everything possible to reduce car use and put in place lots of good environmental places, strategies and developments to make Nillumbik a beautiful and considered area to live in. Think long term.		
20567																<ul style="list-style-type: none"> •The increase of multi-story developments along the Main Rd have created many detrimental effects re Township Character along the Main Rd. It is creating a 'canyon effect' along the Main Rd decreasing the sense of openness and isolating most of the parkland whereas once it was accessible visually and physically from several vantage points. Tree canopy must be retained. •Enhance indigenous planting on verges all areas. •Reintroduce permit system for ANY tree removal .(Heritage plantings are being lost) •Make development applications EASILY available to community (perhaps a QR code on Application notices that takes reader direct to application online) and increase time application notice is displayed . •Most importantly - retain all policies(?) contained in the current Neighbourhood Character Statements and ENFORCE THEM . 		

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20566																I would just like the trees & plants watered & fed. I would like all the broken branches to be mulched & put back in the gardens. Some branches have been lying around over 3 years. It would be nice if council nature strip was mowed and the along the bypass leading up to roundabout are mowed not just in sections. The silver water storage near civic could have a painted nature theme and large water tapes fencing be hidden by creeper etc Get a graffiti artist to paint the sound walls.		
20565																Trees are being cut down here all the time, which is affecting the character of the area. Too many yownhouses are being built on blocks, which is starting to make Eltham look like any other suburb. Eltham is losing it's unique natural feel as each tree is removed and this needs to be addressed.		
20564																please don't put concrete footpaths in, no traffic lights and leave the one way bridge alone		
20563	1	North Warrandyte	the whole of Nth Warrandyte	unique, riverine, bushy, informal, walker-friendly	1	1	1	1	1	1	1	1	the river and creeks	Purely residential without businesses run from homes. the proximity to the River Yarra and creeks, the native bush and trees, and animals, birds, reptiles, invertebrates . the views either of the trees and bush or distant views of mountains, city and bush	By fitting in to the existing character, rather than introducing a Doncaster or other style of houses as is happening. Designing houses to fit in with and around the bush rather than eradicating it.	I think infrastructure treatments throughout North Warrandyte should be informal with paths if necessary, being winding gravel paths where possible rather than concrete. Residential (non-main roads) should be informal, and of minimal width, appropriate to the traffic, with no concrete kerbs and gutters. Drainage should be designed to distribute water over properties, returning water to the bush, rather than being channelled into big drains. Developments should consider trees and bush as assets to be retained and worked around rather than obstacles to be removed. One thing that ruins the character is when house owners run commercial industrial business from their houses, for example, trucking, car repair, building or plumbing businesses. This often means they want big storage facilities on their properties and destroy the native vegetation to achieve this. it also adds to noise pollution, and means that there are big trucks parked in the street and many truck movements. This industrial development ruins the character of quiet streets, and is also dangerous when there are narrow streets with no footpaths. It is one thing to have neighbourhood character guidelines, but quite another to implement them,		

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																what teeth will Council have to implement the guidelines? It appears at the moment that Council does not implement or enforce its policies. Having the guidelines may allow Council to tick a box on a State Government form, but what difference will it make to current and future residents of Nillumbik? Nillumbik is an amazing shire, as demonstrated by all the people who flock out here on weekends and want to live here. But does Council have the leadership and mettle to safeguard it and protect it? Neighbourhood character guidelines are one way to support this, but only if adopted and implemented. I think the Green Wedge areas and abutting townships should have special neighbourhood character guidelines to preserve the rural bush feel of these areas.		
20562																Stop subdivision, stop ugly over reaching developments that are purely profit driven, stop "improving" things that are not broken. Focus on areas which will make a difference, how do you protect the environment, how do we support older people stay in our community, how do we support small business.		
20561																The neighbourhood is slightly rural and very informal. An overly developed housing enclave would change the character		
20560																Leave things as they are		
20559																Eltham is in very real danger of becoming just another packed suburb and losing all that we came here for in the first place, it's beautiful semi-rural township feel. We have lived in Eltham for over 25 years with a short stint in Diamond Creek. We came to Eltham for the treed aspects, how you could look at a hill and only see a few houses poking through the trees. When we bought our first home we watched over the years as every large block in our street went up for unit development. We understand the need for urban consolidation, but when the developments start to look like hotels, designed to cram in as many people as possible so the developer can maximise their profits, they leave no room for outside space or vegetation that will mature (not just planted for show) and that is a		

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																massive issue. The goal of increased density should be tempered with a desire to keep open space and appropriate landscaping. Also as developers try to push into streets further from the town centre we lose the bush garden feel, tree canopy is removed (often illegally), traffic increases, parking is an issue, and the whole place just feels busier, cramped, and noisy. If there is to be any development I believe it should feature affordable, smaller, energy efficient homes with more space around them, with ecofriendly and sustainable building materials being used and intelligent landscaping with native plants.		
20558																It is important to keep our Green Wedge status and values	████	████
20557																Recently Council approved a shed at ██████████ on a property of only 11 acres with five existing structures, including a large shed (currently used as a second dwelling). This shed is larger than the entire living space of our house. Council then approved it being set back only 8 metres from the road, although no other buildings on this road are set so close to the road. Despite our objection and calls for mediation, the shed was approved after we took the matter to VCAT. We are extremely disappointed and feel that this shed will deteriorate from the appearance of the road and its neighbourhood character and devalues our property. We would hate to see this set a precedent for further development in rural areas. Another factor in declining neighbourhood character is the proliferation of shipping containers, piles of building materials and abandoned vehicles being stored on rural properties, frequently in full view of the road. Peaceful neighbourhood character is also ruined by speeding, heavy noisy vehicles on roads throughout St Andrews.	██	████
20556																	█	█
20555																Let's keep what we have, a nice village not highly developed with a good variety of shops and services. Stop trying to bring in more cyclists and consider the signage and parking needed for developments	████	████

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																before you start. Why do we keep being asked about development and then our views are ignored or we are just asked again?		
20554																the reason we moved to Eltham 27 years ago was because of the hills, trees, and good size blocks of land, inner Eltham's character has been destroyed in the recent past and present and the normal block of land within this shire when sold is guaranteed to change to multiple dwellings. this then means more traffic less available parking and more noise. it is all about the MONEY to council ...sadly , not about the residents		
20553																As described above the Crescent is busy from traffic that cuts through our area unnecessarily as well as there being a dangerous blind corner that makes the risk of serious injury increased. We have so many children in the Crescent. We could all benefit from a dead end and then share the use of a community garden, especially as the area has more subdivisions and the space is no longer there for growing food and plants.		
20552	1	Eltham	Main Road	No high rise			1	1							Good setback, no high rise, more trees			
20551																It would be good to consider facilities for older kids (8+). There are lots of playgrounds for younger kids. For example, there is nowhere older kids can safely walk to like a skate park, tennis court, bike park, oval or other outdoor activities in the area around where we live.		
20550																Stop with the apartment buildings in the centre. Stop giving permission to take trees down, also Telstra or electricity companies. I have seen them taking trees without any reason. Is there someone who actually is coming to take a look if this is necessary? Developers are now well known for this, clearing blocks before building. That should not happen! I would like to see the old cottages more protected.		
20549																It needs to holistic - building form, material, setting and landscape. For example, lower scale buildings that integrate into the landscape, reducing		

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																disturbance to the natural topography and vegetation		
20548																<p>The primary character of Stanhope and Peter streets is that, while walking down the street, one sees the dirt roads and the trees lining them and doesn't really notice the houses (unless one specifically looks). The hill is a slice of Eltham history. When one does look, you can find classic John Harcourt houses and eclectic mud brick/rammed earth cottages nestled in. These are much admired.</p> <p>The colours in these streets are muted and most houses that can be seen from the street have quite individual forms. An antidote to modern boxy houses. They also have space and greenery, whether cultivated or rambling. The setback of minimum 9 metres from the front of the property is part of the neighbourhood character.</p> <p>For a relatively small hill, the area containing these streets maintains the feel of a country estate.</p> <p>The 'hill' was always a haven for artists and intellectuals and even now remains relatively unspoilt (with only a few eyesores). The green space around houses hides a multitude of sins.</p> <p>Moreover, if one drives into Eltham from the Fitzsimons lane end, the area can be seen from the Main Road/Bridge road intersection as a rolling green hill, behind Alistair Knox Park, and has been part of Eltham's character for a century.</p>		
20547																go slower		
20546																Stop the development of larger buildings and removal of trees		
20545																		
20544																Yes, the demolishing of the roundabout at main Rd fits is a complete shambles and degrades the character of Eltham Sth. It is an indictment and legacy of bad governance all round: Council and State. Shame on the lot of you.		

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20542																		
20541																Yes, maintain the integrity of the neighbourhood. The wildlife and flora should not be ignored or abused in order to create new developments, and pre-existing developments should be maintained before creating new ones.		
20540																-Please stop trees being cut down. -Restrict medium / large scale developments (5 dwellings +) to main road corridor. -Developments should be 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. -Sub divisions should be appropriately sized to allow for large trees to be grown on title without disturbing neighbours.		
20539																		
20538																Retention of trees, particularly of old trees, those indigenous to the area - maybe covered in the present building guidelines, but lack enforcement as evidences by deep trenches too close to trunks and hastily filled in to disguise such blatant lack of observance of the 'rules'.		
20537																The piece of land behind Mannish Rd (opposite the Wattle Glen Station) helps retain the hamlet and beautiful tree lined environment. It would be an eye sore if development was allowed there. The land should be retained and improved to maintain the gateway to the Green Wedge feel of the area which is enhanced by Peppers Paddock and Watery Gully at its borders.		
20536	1	Diamond Creek		A sweet little rural township in the Diamond valley.					1	1				Treed areas.	Take away rail crossing to enhance traffic flow and increase safety - especially in event of a bushfire.	Plenty has had the guts ripped out of it with the duplication of Yan Yean Rd. It is crucial that the neighbourhood is enhanced with increased trees to replace the 3000 taken out for the road. It would be nice to see more trees planted along the roadside, especially near the large swales. Replacing the old CFA building with a green area, perhaps with some tables and chairs and a toilet block, will be crucial in returning Plenty to what it was previously and beautifying the Heritage Park area containing the		

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																Historical Church and Plenty Hall. The Hockey, Tennis and Cricket Clubs bring in many people to the township every weekend, so it would be nice for some signage to be erected explaining the historical features of Plenty - such as the school (now demolished but once housed in a resident's home), old CFA building (built by locals), General Store (original one burnt down in 1973), Historical Church and Plenty Hall.		
20535	1	Research	Eltham Yarra Glen Road	Countryside, wineries, grazing paddocks				1		1					No development- it is beautiful and should be retained	Eltham Yarra Glen Road has so much litter. I would like it cleaned occasionally. I would be happy to assist but wouldn't nowhere to dispose of fill garbage bags		
20534																The eucalypt leafiness of Eltham and Nillumbik neighbourhoods is key and is mentioned in the MSS. I currently think that current policies while acknowledging the coverage of indigenous canopy trees in Nillumbik will not arrest the general decline of this asset. A dynamic urban forest approach is required where overall percentage coverage of indigenous canopy trees is defined and enabled for neighbourhoods. This approach needs to: - encourage the removal of woody weeds like desert ash, privet, radiata pine, rather than retention as it currently does. - encourage adequate space and establishment of indigenous canopy trees in new developments. For example, the development at [REDACTED] that is currently being constructed in inadequate as it provides negligible opportunity for the establishment of indigenous canopy trees within the property boundaries. I'm baffled that this development was approved as I don't see that it complies with the planning scheme. Without adequate indigenous tree retention or establishment in new developments there is a greater reliance on surrounding properties to provide this aesthetic which is unfair. - focus on collective urban forest, especially as viewed from multiple vantage points - not just the street. Especially where there is sloping land tree establishment on higher ground should be favoured. It seems that current land use planning practices seem to obsess over front landscaping to the		

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																detriment of rear gardens where tree retention or establishment could be more valuable for cross valley views. - encourages indigenous plantings that match the identified pre-European ecological vegetation class/es of the site rather than more tokenistic 'native gardens' that don't use locally source seed and include local understorey species.		
20533																		
20531																Our street mostly retains the character it had after initial development in the 60s and 70s. The houses are low profile, somewhat modest and made to fit into the land rather than to impose upon it. I understand the rising price of land encourages diametrically different buildings but if Eltham is to retain any of its character then streets like ours need to be valued, preserved and protected from ostentatious and insensitive development.		
20530																I would like to see acknowledgement of the innovative builders and architects who defined Eltham's artistic and eclectic character, reflected in planning decisions The owner built, mudbrick movement that gave this area it's unique style should be embraced and inform future development. Areas like the eastern end of John street where the building style is diverse, no formal fencing, houses not "lined up" facing the street and the vegetation is a dominant character		
20529																Please don't allow Eltham to become the next Doncaster. Split blocks lead to apartments. These developments leave less room for trees. I love Eltham's character, we should minimise new development in the area. We shouldn't allow the activity centre to expand.		
20528																Recent subdivisions have stripped native vegetation out, are built to the fence lines and do not blend with the environment. They clearly look out of place and are significantly higher.		
20527																		
20526																Frank St has a public land reserve. Buildings are often screened by canopy and understorey so it is		

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																distressing when these areas are totally removed by owners as happened recently. Vegetation provides habitat and food for wildlife and counters the effect of summer heat.		
20525																One of the most important things about Eltham are the wonderful spaces created by developers and council. The winding paths thru the estates and connecting parks along the creek and the protection by council of our trees. Continuing this culture will be essential to keep the unique character existing. The concerned local community's fighting spirit is an inspiration to many also. So allowing them to be heard and listened to, by councillors by putting their own agendas to the side, is of utmost importance. This areas is beautiful and different because the people have demanded to be listened to.		
20524	1	Eltham North	Wattletree Road	Busy rural bushy sporting area.				1		1	1	1	Treed and grassed areas integrating with river and road area.	Diamond Creek, Edendale Farm, Adventure playground, ovals,	Cease any further sporting development, and protect grass areas from overspill parking. Limit townhouse development.			
20523																No multi storey developments. Less sub division, more vegetation, greater country feel, less eateries and a greater diversification of retailers		
20522																Driving up Ryan's Road today we saw a few sites that are going to be built on and more than 30+ trees will have to be felled to allow this to occur. Council allows development because the current vegetation is labelled as 'not indigenous' but I would argue that the existing tree canopy of Eltham is NOT indigenous, but scrub gums that have grown up over the years and in some cases are now very large and healthy specimens. Just because some want a 'Better Homes and Garden' outdoor room they cut down everything on the block that lasted through many droughts and		

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																was quite healthy - this is a sin! Eltham is no longer going to be Eltham in a decade but more like Thomaston 2.		
20521																Keep the look of Green Wedge , strict controls re heights, setbacks, no more than two on a block of 1000 sq. met.	██████	██████
20520																I have lived here for 67 years and the transformation of the district has been heartbreaking to watch. Time and time again the interests for developers and people who want to profit in some way have taken precedence over the interests of those who live here. Continual development and higher density living has overwhelmed infrastructure, especially for the thousands of residents who commute, which has resulted in appalling responses like the Fitzsimmons lane intersection. While this decision was made by VicRoads, it results from decades of overdevelopment which has been permitted by the Shire. In addition, creeping development of the Green Wedge has been eroding the reasons why people have chosen to live here	██████	██████
20519																Our neighbourhood protested against this development and we were obviously overruled. Constantly I hear people say, we moved here for the lush greenery, serenity, country feel. This development has made this already, bend in the road so dangerous. When complete there is nowhere for visitors to park other than on the street which is already a blind bend. We need signage to slow traffic down and a mirror to see oncoming cars. There is no footpath, so walking on the road is our only option, avoiding speeding vehicles. I walk often with my granddaughter in a pram and I'm often pulling the pram off the road to avoid us being hit. Slowly council is destroying our environment. Overdeveloping and not considering locals. These roads were never built to cope with all the heavy vehicles delivering goods and are constantly churned up. Heavy vehicles cannot reverse out of the site and always come down Artists Hill to enable them to turn around. Artists Hill has a roundabout down the bottom of the road which makes it difficult for these trucks to get around. Invariably they drive right over the vegetation, kicking up stones and messing up our street. If there are vehicles parked	██████	██████

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																down the bottom of our street, these trucks cannot get around. I witness this often. Our visitors have to move cars off the road to accommodate large vehicles. I can see our street becoming the overflow car park for this development. Is money more important than the rate payers happiness???????		
20518																It would be devastating to lose the bounty of trees and open green space which draws people to this area, particularly along the walking/riding trails, so this should be a priority for any developments. Traffic and parking should also be a core consideration. The area around Eltham Lower park is lovely and popular on weekends and people travel a great distance in some cases to enjoy the miniature railway, park, and diamond valley trail - but it can be hazardous to drive along Hohnes Rd when visitors have parked on the roadway. It's also quite difficult - and often risky - for locals to rapidly exit Main Rd then pause and take a hard right turn onto Hohnes Rd.		
20517																The Woodridge estate is a very nice place to live in because development and building construction has been largely consistent. We have lived in our house for about 45 years and have noticed that some of the newer residents have been attracted to the area with its flora but have then made their landscaping look more like a Doncaster area by cutting down their indigenous trees and shrubs and replacing them with exotic species. We have also seen some developers try to subdivide normal house blocks so that another dwelling can be built on the block. Thankfully the Shire Council has not allowed it in our area and have fought and won in VCAT.		
20516	1	Eltham	Bible Street to Main Road area.	Large apartments an inappropriate.										The new developments are mainly apartments or townhouses, have no trees and relatively little garden area and not in	Reduce height and size of new development. Have larger area vegetated.	I would like to have more larger trees retained. House size and height should be limited and definitely no apartments, units or town houses to be built in Woodridge estate. There was a caveat to this effect on the area when it was first established and should be retained. The linear park is a good thing and should be retained/ preserved as it is. It provides the ability for children to walk to school and people to walk to shops and the station thus resulting in better health and less greenhouse gas produced.		

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

ID No.	2 nd area selected	Area selected	Street selected	5 words	What do you like about the character of this neighbourhood?										Specific features	Recommended design	Final feedback	First Name	Last Name
					B F	S B	H	V	S L	T	V	S	Other						
														keeping with the general feel which we would like to keep in our area.					
20515																	Preserve Eltham's gravel roads		
20514																	I accept that units need to enter the neighbourhood, and we have plenty of them here, many of them do fit in with the landscape. However, we have recently had mass development in the town centre, and I think that should really be kept into consideration that not too much more development occurs or we will just be a neighbourhood of units, and the lovely spacious environment that we live in will be ruined. On that note, sale of linear park should be strictly banned.		
20513																	I appreciate the need for higher density housing to cater for increasing population but strongly believe replacing single homes with multiple houses or units, squeezing them into barely adequate spaces, should be limited to areas close to public transport, principally trains. Adding multiple dwellings to areas where cars are likely the only viable transport alternative only adds to existing chronic traffic congestion. The character of Eltham has been seriously degraded over the years by the increased traffic, the inevitable by-product of each new housing project; gone for ever is the sleepy, leafy suburb I knew, that unique neighbourhood character having been destroyed by poorly planned development. Where I live (Progress Road) cars are the norm and the road is becoming increasingly clogged during peak hours, particularly on school days. Getting out onto Wattle Tree Road of a morning relies on the good nature of a driver on that road allowing you out to enter his queue. Not that Main Road is much better, of course. Urban sprawl over many years has rendered Main Road barely usable during peak times which has encouraged many drivers to seek alternative 'rat-runs' through suburban roads. And I fail to see how all the money spent the upgrading/elimination of the		