

**22.14 RESIDENTIAL NEIGHBOURHOOD CHARACTER – TULLAMARINE LOCAL POLICY**  
 19/01/2006  
 VC37

This policy applies to all residential development in the suburb of Tullamarine as shown on Map 1 forming part of this Clause.

**22.14-1 Policy Basis**  
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This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principals. The policy ensures that new development respects and enhances the preferred neighbourhood character of the residential areas of Tullamarine.

A number of precincts have been identified within the suburb of Tullamarine area that display a distinctive relationship of dwellings to the streetscape and landscape. These areas are described as Tullamarine 1, Tullamarine 2, Tullamarine 3, Tullamarine 4, and Tullamarine 5.

**22.14-2 Policy Objectives**  
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To retain and enhance the identified elements that contribute to the character of the area.

**22.14-3 Tullamarine 1**  
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**Description**

This area is distinctive for its consistent low lying dwelling styles with low pitched, hipped roof forms, and front and side setbacks. The dwellings are set within simple gardens and are predominantly single storey. The frequent use of timber provides a lightness of appearance to the streetscapes that is assisted by the lack of high front fencing.

**Preferred Neighbourhood Character Statement**

The consistent low scale dwelling forms and garden settings are to be maintained and strengthened.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

OBJECTIVES	DESIGN RESPONSES
To encourage consideration of the landscape setting of new dwellings.	<ul style="list-style-type: none"> <li>▪ Retain large trees and understorey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling proposals that utilises appropriate low maintenance vegetation.</li> </ul>
<hr/> To reflect the existing rhythm of dwelling spacing. <hr/>	

OBJECTIVES	DESIGN RESPONSES
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>▪ Minimise the overall height of buildings over one storey.</li> <li>▪ Second storeys should be setback from front and side ground storey facades.</li> <li>▪ Use low pitched roof forms wherever practicable.</li> </ul>
To use materials that reflect the predominant materials in the streetscape.	<ul style="list-style-type: none"> <li>▪ Where there is a predominance of weatherboard/timber dwellings incorporate timber or other non-masonry materials or render, bag or paint masonry surfaces.</li> </ul>

**22.14-4**  
19/01/2006  
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## Tullamarine 2

### Description

This area is distinctive for its consistently low scale, brick dwellings in established but simple garden settings. The low pitched, hipped roofs are a dominant feature of the streetscapes. The streetscapes have an openness created by the frequent lack of front fencing and consistent front and side setbacks.

### Preferred Neighbourhood Character Statement

The consistent low scale dwelling forms, open streetscapes and garden settings are to be maintained and strengthened.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

OBJECTIVES	DESIGN RESPONSES
To encourage consideration of the landscape setting of new dwellings.	<ul style="list-style-type: none"> <li>▪ Retain existing high canopy trees and understorey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling proposals that utilises appropriate low maintenance vegetation.</li> </ul>
To reflect the existing rhythm of dwelling spacing.	
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>▪ Second storeys should be setback from front and side ground storey facades.</li> <li>▪ Use low pitched roof forms wherever practicable.</li> </ul>

**22.14-5**  
19/01/2006  
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**Tullamarine 3**

**Description**

This area is distinctive for its highly consistent era of development and setbacks, set within established gardens and pockets of mature trees. The brick dwellings are low scale with low pitched roof forms. The regular front and side setbacks and the lot widths create a predictable rhythm to the streetscape. Where present, front fences are usually low brick styles complementing the era of the dwelling.

**Preferred Neighbourhood Character Statement**

The consistent low scale dwelling forms, open streetscapes and garden settings are to be maintained and strengthened.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

OBJECTIVES	DESIGN RESPONSES
To encourage consideration of the landscape setting of new dwellings.	<ul style="list-style-type: none"> <li>▪ Retain existing high canopy trees and understorey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling applications that utilises appropriate low maintenance vegetation.</li> </ul>
To reflect the existing rhythm of dwelling spacing.	
To ensure that new buildings do not dominate the streetscape.	<ul style="list-style-type: none"> <li>▪ Minimise the overall height of buildings over one storey.</li> <li>▪ Second storeys should be setback from front and side ground level facades.</li> <li>▪ Use low pitched roof forms wherever practicable.</li> </ul>

**22.14-6**  
19/01/2006  
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**Tullamarine 4**

**Description**

This area is distinctive for its highly consistent era of development, set within established gardens and pockets of mature trees. The brick dwellings are low scale with low pitched or split pitch roof forms. Despite the irregular lot sizes created by the cul-de-sac street layout the streetscapes have a spaciousness created by the low or absent front fences.

**Preferred Neighbourhood Character Statement**

The consistent low scale dwelling forms, open streetscapes and mature garden settings are to be maintained and strengthened.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

OBJECTIVES	DESIGN RESPONSES
To encourage consideration of the landscape setting of new dwellings and to retain established trees.	<ul style="list-style-type: none"> <li>▪ Retain existing high canopy trees and understorey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling proposals that utilises appropriate low maintenance vegetation.</li> </ul>
To minimise excavation and site erosion.	<ul style="list-style-type: none"> <li>▪ Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site.</li> <li>▪ Retain existing vegetation, especially on steeply sloping sites.</li> </ul>
To reflect the existing rhythm of dwelling spacing.	
To ensure that new buildings do not dominate the streetscape.	<ul style="list-style-type: none"> <li>▪ Use split or low pitched roof forms wherever practicable.</li> </ul>

**22.14-7**  
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**Tullamarine 5**

**Description**

This area is distinctive for the low scale dwellings, set within established gardens and pockets of mature trees. The brick dwellings are low scale with dominant low pitched or split pitch roof forms. Despite the irregular lot sizes created by the cul-de-sac street layout the streetscapes have a spaciousness created by the frequent lack of front fences.

**Preferred Neighbourhood Character Statement**

The consistent low scale dwelling forms, open streetscapes and garden settings are to be maintained and strengthened.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

OBJECTIVES	DESIGN RESPONSES
To encourage consideration of the landscape setting of new dwellings and to retain established trees.	<ul style="list-style-type: none"> <li>▪ Retain existing high canopy trees and understorey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling proposals that utilises appropriate low maintenance vegetation.</li> </ul>
To reflect the existing rhythm of dwelling spacing.	
To ensure that new buildings do not dominate the streetscape.	<ul style="list-style-type: none"> <li>▪ Second storeys should be setback from front and side ground level facades.</li> <li>▪ Use low pitched roof forms wherever practicable.</li> </ul>

**Policy Reference**

*Hume City Council Neighbourhood Character Study, Hume City Council, Planisphere and John Curtis, 2002.*

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**MAP 1 – Tullamarine Township Residential Neighbourhood Character Precincts**

