

21.06 BUILT FORM – OBJECTIVES, STRATEGIES AND IMPLEMENTATION

22/11/2018
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Key Issues

Yarra Ranges includes areas of widely recognised natural beauty with landscapes that offer some of the most attractive scenery in the State.

Its towns, villages and rural areas each have their own visual identity which is valued by residents and visitors. It is important that new development respects and maintains these valued characteristics.

Good design in the built environment is not simply limited to aesthetically pleasing design. It encourages a sense of local identity and seeks to improve people's experience of a space or locality. It contributes to creating places that people want to be in.

The creation of a more sustainable urban form that consolidates development in existing town centres has many environmental and social benefits. It reduces car dependency, makes more efficient use of community infrastructure and adds life and vitality to town centres.

The planning and design of new development in Yarra Ranges will be guided by the following 5 sustainable design principles:

- Sense of Place – New development must add to the character and identity of distinct localities in Yarra Ranges.
- Protection of Environments – New development must respect and protect sensitive environments, significant landscapes and cultural and natural heritage.
- Design Quality – New development must be of high design quality.
- Sustainable Urban Form – New development must contribute to environmentally sustainable forms of urban and rural development.
- Sustainable Building Design – New development must incorporate best practice in ecologically sustainable building design.

Objective 1 – Siting and Design

To promote proper siting and good design in the construction of all buildings and in the carrying out of works.

Strategies

- Encourage the siting and design of development to respond to the characteristics of the site and surrounding area.
- Develop urban design themes for townships, based on their special character, role and function, and ensure that new development reinforces and consolidates those themes.
- Implement performance based controls which promote good design in all types of building construction to ensure that each proposal takes account of the site and its surroundings.
- Provide public information and advice on urban design issues, where required.
- Promote the construction of buildings that incorporate energy conservation principles.

Implementation

Applying through Clause 51.03 a permit requirement for buildings and works within Foothills Residential areas, Rural Townships and Dandenong Ranges Townships.

Applying the Green Wedge, Green Wedge A and Rural Conservation zones which require that development minimise adverse impacts on the character and appearance of an area or features of environmental or landscape significance.

Applying commercial zones to areas of commercial development under which a permit will be required for new development.

Apply the Significant Landscape Overlay to areas of significant vegetation or landscape significance.

Apply the Design and Development Overlay within residential areas of the Shire to ensure site coverage is consistent with the character of the neighbourhood and allows sufficient area for vegetation.

Applying Design & Development Overlays to town centres to guide the form of future development.

Objective 2 - Town Centre Design

Provide well designed and integrated commercial centres that provide a range of retail and business facilities and associated community services that meet the needs of the local residents and the tourists visiting the municipality.

Strategies

- Design new development to reinforce valued built form characteristics of the town centre.
- Create attractive streets and other places that are safe, encourage pedestrian activity and enhance the overall amenity and identity of the centre.
- Retain existing architecturally, historically or culturally significant buildings.
- Create attractive entries and a sense of identity for each town centre.
- Provide safe and efficient traffic circulation and car parking within each town centre.
- Design and landscape new development to respect the amenity of adjoining residential areas.

Implementation

- Apply Commercial Zones that provide permit control over the form of new development.
- Apply Design and Development Overlays for Dandenongs Hilltop Town Centres, Small Rural Town Centres, Large Rural Town Centres, Belgrave Town Centre and Kilsyth Town Centre to ensure development is consistent with the sustainable design principles for Yarra Ranges.
- Apply the Design and Development Overlay for Mount Evelyn to ensure development reinforces and strengthens the distinctive character of the Mt Evelyn town centre.
- Apply the Design and Development Overlay to Mooroolbark to implement the Mooroolbark Structure Plan 2011.

Objective 3 – Industrial areas

Encourage well designed industrial development.

Strategies

- Provide appropriate levels of visual amenity by means of landscaping and controlling advertising, particularly along main roads and tourist routes.

Policy

When considering applications in the Industrial 1 or Industrial 3 Zone, it is policy that:

- Industrial developments be designed, sited, constructed and landscaped to provide an attractive appearance from adjoining roads.
- Buildings be set back a reasonable distance from site boundaries to allow for features, including landscaping, car parking and loading bays.

- In areas of high traffic exposure, the front building setback be similar to adjoining properties so that individual buildings have a unified appearance when viewed from the road and to allow for effective landscaping at the front of the premises.
- In areas of high traffic exposure, including main roads and tourist routes, where there is no development on adjoining land, new buildings generally be set back at least 15 metres to allow for effective landscaping at the front of the premises.
- In areas other than main roads and tourist routes, provision be made for a landscaping strip around 7.5 metres wide to accommodate effective landscaping, including trees which are capable of growing to a height of at least five metres at maturity.
- Provision be made for landscaping within setback areas to enhance the appearance of the area and protect the amenity of any adjoining residential areas.
- If landscaping is required, it:
 - Include groundcovers and incorporate trees that are capable of growing to a height of at least five metres at maturity.
 - Be coordinated to achieve a consistent landscape theme with adjoining and nearby properties.
 - Be maintained to the satisfaction of the responsible authority.
- On industrial sites which share a common boundary with a residential zone, the proposed building generally not exceed a height of seven metres, with the building being set back a sufficient distance to enable the establishment of a landscape buffer with trees capable of growing above fence height to create an effective visual screen.
- In industrial areas which have high exposure to main roads or which adjoin residential areas, all processes, goods and materials used be contained within the building, unless the responsible authority considers it appropriate to locate some goods outside the building.
- Screen planting and landscaping be provided to minimise visual intrusion in rural townships, rural areas and other situations where the industrial use will adjoin a main road or tourist route, or where the land adjoins an area which provides for residential or other uses that may be sensitive to nearby industrial activities.
- Any industrial use or development in the Silvan or Monbulk industrial area be carried out in a manner that:
 - Addresses the need for setback of buildings and hard-standing areas from adjoining roads and residential properties and ensures that these setbacks are properly planted for screening and landscape outcomes.
 - Limits the use of signs and advertising.
 - Utilises buildings that have low visual impacts and which utilise external materials and colours that are consistent with the semi-rural township location within which the land is situated.

Implementation

Applying the Industrial 1 and Industrial 3 Zone.

Apply policy for Industrial Areas that articulates Council's preferences and guide opportunities for business development in various industry sectors and establish criteria to avoid adverse off-site effects from business activities.

Objective 4 – Pedestrian Amenity

Ensure town centres are attractive, safe and functional for pedestrians.

Strategies

- Provide open spaces throughout centres to create attractive sheltered rest areas for pedestrians and enhance the overall amenity and identity of the centre.
- Recreation trails and other areas in the public realm need to be protected to avoid adverse visual impact.

Policy

It is policy that:

- Buildings and works aim to improve pedestrian and shopper amenity in centres wherever possible by providing pedestrian paths throughout the centre, pedestrian links to car parks, sheltered rest areas and pedestrian weather protection facilities.
- New development be designed to provide convenient access for people with disabilities.
- Encourage effective pedestrian links between centre, car parking, public transport facilities, recreational trails and nearby parklands.

Objective 5- Design and Development of Tourism and Recreation Facilities

That development of new tourist facilities be compatible and integrated with surrounding land uses and the natural and built environments.

The following applies to the construction of tourism facilities, including visitor accommodation, restaurants, hotels, art and craft galleries, tourist attractions and commercial outdoor recreation facilities.

Strategies

- Ensure that tourism and recreation use and development is managed, located, designed and sited in a manner which protects and enhances the special environmental and landscape characteristics of the area.

Policy

When considering buildings and works for tourism or recreation it is considered appropriate that:

- Development be visually and physically integrated on the site without loss of amenity or degradation to the environment.
- Demonstrate that the proposed buildings and works will not compromise the landscape and environmental qualities of the surrounding area, or substantially change the natural land form.
- Earthworks, filling and excavations are properly stabilised, battered and landscaped predominantly with indigenous vegetation so that soil erosion and runoff are minimised.
- Buildings and works and signs be sensitively sited and designed to:
 - Maintain the scenic quality and character of the area, particularly existing view lines and vistas.
 - Protect any environmental features, including remnant vegetation and wildlife habitats, and the landscape character and land form of the area.
 - Integrate with and complement any established image, streetscape or built form character of the area.
 - Retain and enhance any existing indigenous vegetation or other significant vegetation on the site.
 - Avoid any on-site and off-site impacts, including traffic, parking, noise disturbance, odour and fumes.

- Ensure any signs are located and designed in accordance with policy for Advertising Signs so that they do not detract from the landscape character or unnecessarily distract passing traffic.
- Avoid prominent ridgelines, hill tops and other visually exposed sites.
- All internal roads and access tracks be located, designed, constructed and landscaped to maintain and enhance the landscape character of the area and to minimise soil erosion and loss of residential amenity to adjoining or nearby residential properties.

Objective 6 – Buildings in Residential, Rural Living and Rural Areas

Ensure that any development reflects the environmental and physical form of the surrounding neighbourhood.

Strategies

- Maintain the existing low density of residential development in the rural areas and protect the rural character and environmental and visual qualities of the surrounding area.
- Protect and enhance the residential character and neighbourhood amenity of residential, rural living and rural residential areas to ensure that new development is compatible with the scale and bulk of nearby buildings.
- Ensure that all development is sensitively designed and sited, having regard to the natural physical features of the land, including slope, the presence of existing vegetation and view lines.
- Building setbacks, height, site coverage and design enable the efficient use of the site, while also recognising the amenity of the surrounding residents, and the residential and environmental character of the area.

Policy

It is policy when considering applications in the Rural Conservation and Green Wedge Zones:

- The siting of a proposed dwelling allow for the maximum retention of vegetation particularly remnant vegetation and other healthy trees above 5 metres in height.

It is policy that when considering buildings and works in the Neighbourhood Residential Zone, Low Density Residential Zone, Green Wedge A Zone and Rural Living Zone:

- Building setbacks, height, site coverage and design enable the efficient use of the site, while recognising the amenity of the surrounding residents, and the residential and environmental character of the area.
- The development be set back a reasonable distance from common boundaries with adjoining residential properties, to ensure protection of residential amenity and, where appropriate, provide for the establishment of an effective landscape buffer.
- The setback distance be sufficient to ensure that:
 - There will be no adverse impact on adjoining properties.
 - Daylight to adjoining habitable rooms will not be significantly reduced.
 - Buildings will not significantly overshadow neighbouring secluded private open spaces or main living areas.
 - Windows of buildings will not directly overlook habitable room windows of adjoining properties.
 - The development will not increase the impact of the proposal on surrounding land uses.
 - There will be no increase in the impact of the development on existing remnant vegetation.
- Building setbacks from road frontages:

- Generally reflect the development setbacks on adjoining properties.
- Have regard to the need to avoid the removal of vegetation.
- Be consistent with the overall character of development within the locality.
- If frontage of the site is to a minor road, any building be set back at least 7.5 metres from that frontage, and if frontage is to a main road, the building be set back at least 10 metres from that frontage.

The construction of a dwelling or an extension to an existing dwelling:

- Be of a height that is below the tree canopy level and take into account the height of surrounding development, the slope of the land and the impacts on views into the land from adjacent viewpoints.

This does not apply to a domestic television or telecommunications facility or a chimney, flue pipe or heating or cooling appliance.

Objective 7 - Neighbourhood Character - Residential Areas

To recognise and protect the distinctive characteristics and environmental features of the residential areas throughout Yarra Ranges.

Strategies

- Encourage higher density housing that retains and/or upgrades existing housing, and enhances the overall character of the area.
- Ensure that subdivision and development in residential areas addresses the landscape elements and landscape character objectives of the corresponding Significant Landscape Overlay and/or design objectives of the Design and Development Overlay.
- Ensure subdivision and development complements the existing site features such as slope, terrain, substantial trees and remnant vegetation.
- Retain extensive tree canopy cover and native vegetation and ensure that opportunities are available to establish and preserve substantial trees within residential areas.
- Encourage single dwellings as the predominant form of housing in residential areas designated for least change (Residential Framework Map).
- Protect and enhance the rural residential areas to ensure new development is compatible with the scale and bulk of nearby buildings.

Policy Guidance

Proposals for use and development of land in residential areas provide the following:

- Applications for two or more dwellings on a lot must provide a written statement to the satisfaction of the responsible authority explaining how the proposal satisfies Clause 55.02-2.

Implementation

Apply Significant Landscape Overlays in residential areas to protect significant vegetation and ensure residential subdivision and development is respectful of the established character of the neighbourhood.

Apply Design and Development Overlays to restrict subdivision and minimise site coverage in areas of significant vegetation and landscape.

Use the Schedule to Clause 32.06 to require a permit for all dwellings on lots less than 500m².

Applying local planning policy for Vegetation Protection to guide decisions about vegetation removal in residential areas that contain extensive tree canopy cover, remnant vegetation or other significant exotic vegetation.

Including those parts of the Foothills Areas and Rural Townships that are subject to significant environmental and other constraints and where there is need to limit further development within the Low Density Residential Zone.

Reference Documents

Objective 8 – Gateways to Rural Townships

To upgrade the character and appearance of major arterial road “gateways” to rural townships and commercial centres, major tourist routes and recreational trails within the Shire.

Strategies

- Implement landscape and urban design works to enhance the “gateways” to townships, particularly those which relate to tourist destinations, such as Healesville, Warburton, Powelltown, Yarra Glen, the Dandenong Ranges, Coldstream and Lilydale.
- Maintain a high standard of urban design, featuring extensive landscaping along the industrial land frontages to the major urban arterial routes of the Maroondah Highway and Canterbury Road.
- Promote the establishment of urban design themes for major urban arterial road routes and gateways to rural townships to reinforce the distinctive characteristics of the Shire and distinguish it from other areas of metropolitan Melbourne.
- Mark entries to all other towns and implement landscaping and other works to enhance these entries.
- Prevent ribbon development of commercial activities occurring along main or tourist roads.
- Protect and enhance the amenity and landscape character of rural and green wedge areas, particularly along major roads, tourist routes and recreational trails.
- All development on land adjoining recreational trails, such as the Warburton Rail Trail, be sited and designed to minimise the intrusion of any new development into views from the trail and to retain the overall landscape character of the surrounding area.

Policy

It is policy that

- All roads and access tracks be located, designed, constructed and landscaped to:
 - Maintain the landscape values and character of the area.
 - Avoid pollution and siltation of watercourses, soil erosion and unmanaged drainage discharges on to adjoining land.

Implementation

These strategies will be implemented by:

- Apply policy that requires particular consideration to be given to the siting of development abutting major roads.
- Applying the Green Wedge, Green Wedge A Zone and Rural Conservation Zone to areas of non-urban use between established townships.

Objective 9 - Signage

Provide for outdoor advertising that achieves effective identification of businesses and does not detract from the streetscape character of the area.

Strategies

- Promote outdoor advertising that is well presented and is related to the scale and nature of the use identified.

Policy

It is policy that:

- The number of signs advertising a business be minimised and, if possible, incorporated into the design of building to avoid visual clutter. This issue is particularly important in areas of high exposure, including main roads and tourist routes which have high traffic volumes.

Implementation

Applying Clause 52.05 permit controls over new advertising signs.

Apply local planning policy for Advertising Signs that seeks to minimise visual clutter from signs and ensure that they are consistent with any urban design theme established for the area.

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Heritage

Objective 1 – Heritage Conservation

To protect and conserve the Shire's cultural heritage.

Strategies

- Recognise the contribution that buildings and sites of heritage and cultural significance play in nurturing greater community awareness and appreciation of the Shire's past.
- Identify and conserve sites of heritage and cultural significance.
- Ensure that proposals to demolish, extend or alter sites of heritage and cultural significance give thorough consideration to the importance of the site and the effect the proposed development will have on its heritage values.
- Protect and conserve places of cultural heritage significance, including important sites and other relics valued by the Koori community.
- In commercial centres existing historical, cultural or architecturally significant buildings be retained and renovated in character with the original style of the building, particularly in areas that have a tourist role.
- If redevelopment is proposed on sites containing buildings and places of aesthetic, architectural and historic importance or special cultural value, any original structures, wherever practicable, be retained and restored and any new development be integrated with the character of the original style of the building.

Implementation

Applying a Heritage Overlay to buildings and sites that have been identified as being of heritage significance.

Reference Documents:

- *The Conservation of Sites and Structures of Historical Significance in the Upper Yarra Valley and Dandenong Region* – Tansley 1978
- *Conservation of Historic Sites and Structure of Historical and Architectural Significanc in the Upper Yarra Valley and Dandenong Ranges Region October 1987-* Upper Yarra and Dandenong Ranges Regional Authority

- *Shire of Yarra Ranges Heritage Study Context 2000*
- *Lilydale Historic Houses Precinct Methodology and Heritage Precinct Report - Lovell Chen 2011*
- *The Bend Precinct Heritage Assessment - Lovell Chen 2011*
- *Belgrave Commercial Precinct- Lovell Chen 2009*
- *Morson Court Citation- Lovell Chen 2009*
- *Brocklesby House Ladies Rest Home – Trevor Westmore 2009*
- *Healesville Heritage Project – Lovell Chen (Finalised 2015)*