

Planning and Consultation Committee Meeting

to be held at the Civic Centre, Civic Drive, Greensborough
on Tuesday 14 February 2023 commencing at 7:00pm.

Attachments

Carl Cowie
Chief Executive Officer

Thursday 9 February 2023

Distribution: Public

Civic Drive, Greensborough
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Nillumbik Shire Council

Attachments

COM.001/23 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 8 November 2022

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Planning and Consultation Committee Meeting

held at the Civic Centre, Civic Drive, Greensborough
on Tuesday 8 November 2022 commencing at 7:00pm.

Minutes

Carl Cowie
Chief Executive Officer

Friday 11 November 2022

Distribution: Public

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Planning and Consultation Committee Meeting Minutes
Nillumbik Shire Council

8 November 2022

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Planning and Consultation Committee Meeting Minutes

8 November 2022

Nillumbik Shire Council

**Minutes of the Planning and Consultation Committee Meeting held
Tuesday 8 November 2022. The meeting commenced at 7:00pm.**

Councillors present:

Cr Richard Stockman	Blue Lake Ward
Cr Karen Egan	Bunjil Ward
Cr Peter Perkins	Ellis Ward (Chairperson Planning Matters)
Cr Ben Ramcharan	Sugarloaf Ward (Deputy Mayor)
Cr Frances Eyre	Swipers Gully Ward (Mayor)
Cr Geoff Paine	Wingrove Ward (Chairperson Consultation Matters)

Officers in attendance:

Carl Cowie	Chief Executive Officer
Vince Lombardi	Chief Financial Officer
Blaga Naumoski	Director Governance and Communications
Corrienne Nichols	Director Communities
Rosa Zouzoulas	Director Planning and Community Safety
Hjalmar Philipp	Director Operations and Infrastructure
Jeremy Livingston	Executive Manager Business Transformation and Performance
Leigh Northwood	Manager Strategic Planning
Katia Croce	Governance Lead

1. Welcome by the Chair

2. Acknowledgement of Country

Acknowledgement of Country was read by the Chairperson, Cr Peter Perkins.

3. Apologies

An apology for this meeting was received from Cr Natalie Duffy.

Committee Resolution

MOVED: Cr Frances Eyre

SECONDED: Cr Geoff Paine

That the Committee (acting under delegation from Council) notes the apology of Cr Natalie Duffy.

CARRIED UNANIMOUSLY

4. Disclosure of conflicts of interest

Nil

Planning and Consultation Committee Minutes

8 November 2022

5. Confirmation of Minutes

Committee Resolution

MOVED: Cr Karen Egan

SECONDED: Cr Richard Stockman

That the Committee (acting under delegation from Council) confirms the minutes of the Planning and Consultation Committee Meeting held on Tuesday 11 October 2022 (**Attachment 1**).

CARRIED UNANIMOUSLY

Planning and Consultation Committee Minutes

8 November 2022

6. Officers' reports

PCC.032/22 Draft Municipal Planning Strategy (MPS) - Phase 3 Engagement Results and Update

Item: Planning Matter

Distribution: Public

Manager: Rosa Zouzoulas, Director Planning and Community Safety

Author: Leigh Northwood, Manager Strategic Planning

Summary

The purpose of this report is to provide an update with regard to submissions received to Phase 3 engagement of the Draft Municipal Planning Strategy (MPS) project.

Phase 3 engagement exhibited a new draft MPS for community feedback – this draft having been prepared and informed by extensive community and stakeholder input and feedback received during Phase 2 engagement to the existing MPS and the broad planning 'themes' that influence the MPS. The purpose of Phase 3 engagement was to obtain insight on the new draft MPS, and whether the draft had adequately captured relevant feedback received to Phase 2 engagement.

Engagement was conducted over a 6 week period between 6 June 2022 and 17 July 2022. Methods of engagement were designed to complement officer resourcing. Refer below for specific engagement tools utilised including notification to all Phase 2 submitters (458 submissions).

A total of 100 submissions were received to the Phase 3 Engagement, with 90 survey responses to the various draft MPS ordinances and maps through Participate Nillumbik and 10 written submissions. Officers also provided presentations to the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and various interested Advisory Committees.

The Summary of Feedback to Phase 3 Engagement (**Attachment 5**) provides an extensive list of key sentiments to the draft MPS. This feedback will be considered and responded to, as part of changes to the draft MPS, with a final draft to be brought to a Council Briefing and Council Meeting in early-mid 2023. At the future Council Meeting, Council may choose to adopt the new MPS and seek authorisation to prepare and exhibit a planning scheme amendment to the Nillumbik Planning Scheme to implement the new adopted MPS, further refine the final draft of the MPS, or abandon the MPS.

Note: the planning scheme amendment process will involve another formal round of consultation whereby the final adopted version of the MPS will be exhibited to the community and stakeholders pursuant to the notification requirements of the Planning & Environment Act 1987, who will have another opportunity to provide comment.

The following people addressed the Committee with respect to this item:

1. Greg Johnson President on behalf of Friends of Nillumbik Inc);
2. Carlotta Quinlan on behalf of Eltham Community Action Group;
3. Kahn Franke President on behalf of Green Wedge Protection Group;
4. Frank Perri; and
5. Carlotta Quinlan.

Planning and Consultation Committee Minutes

8 November 2022

6. Planning Matters

PCC.032/22 Draft Municipal Planning Strategy (MPS) - Phase 3 Engagement Results and Update

Recommendation

That the Committee (acting under delegation from Council):

1. Notes the public responses, as outlined in this report, to the Phase 3 engagement for the Draft Municipal Planning Strategy (MPS) project.
2. Resolves that the confidential un-redacted copies of written submissions and survey responses to the Phase 3 public engagement of the Draft MPS (at **Attachments 1 and 2**) remain confidential on the grounds specified in the definition of confidential information in Section 3(1)(f) of the *Local Government Act 2020*.
3. Writes to all respondents to the public engagement to express Council's gratitude for their contribution and to advise them of the Committee's resolution and the next steps in the project.
4. Notes officers will bring a final Draft of the MPS to a Council meeting in early-mid 2023, to seek adoption and Council's approval to seek authorisation from the Minister for Planning, to prepare and exhibit a planning scheme amendment pursuant to Section 8A of the *Planning and Environment Act 1987* to the Nillumbik Planning Scheme to insert the new MPS.

Motion

MOVED: Cr Ben Ramcharan

SECONDED: Cr Geoff Paine

That the Committee (acting under delegation from Council):

1. Notes the public responses, as outlined in this report, to the Phase 3 engagement for the Draft Municipal Planning Strategy (MPS) project.
2. Resolves that the confidential un-redacted copies of written submissions and survey responses to the Phase 3 public engagement of the Draft MPS (at **Attachments 1 and 2**) remain confidential on the grounds specified in the definition of confidential information in Section 3(1)(f) of the *Local Government Act 2020*.
3. Writes to all respondents to the public engagement to express Council's gratitude for their contribution and to advise them of the Committee's resolution and the next steps in the project.
4. Notes officers will bring a final Draft of the MPS to a Council meeting in early-mid 2023, to seek adoption and Council's approval to seek authorisation from the Minister for Planning, to prepare and exhibit a planning scheme amendment pursuant to Section 8A of the *Planning and Environment Act 1987* to the Nillumbik Planning Scheme to insert the new MPS.

Planning and Consultation Committee Minutes

8 November 2022

6. Planning Matters

PCC.032/22 Draft Municipal Planning Strategy (MPS) - Phase 3 Engagement Results and Update

Suspension of Standing Orders – 7.35pm

Committee Resolution

MOVED: Cr Frances Eyre
SECONDED: Cr Ben Ramcharan

That standing orders be suspended to allow Lauri Widdup to address the Committee.

CARRIED UNANIMOUSLY

Lauri Widdup addressed the Committee with respect to this item:

Resumption of Standing Orders – 7.39pm

Committee Resolution

MOVED: Cr Frances Eyre
SECONDED: Cr Ben Ramcharan

That standing orders be resumed.

CARRIED UNANIMOUSLY

THE MOTION WAS PUT TO THE VOTE AND CARRIED AND BECAME THE COMMITTEE RESOLUTION AS FOLLOWS:

Committee Resolution

MOVED: Cr Ben Ramcharan
SECONDED: Cr Geoff Paine

That the Committee (acting under delegation from Council):

1. Notes the public responses, as outlined in this report, to the Phase 3 engagement for the Draft Municipal Planning Strategy (MPS) project.
2. Resolves that the confidential un-redacted copies of written submissions and survey responses to the Phase 3 public engagement of the Draft MPS (at **Attachments 1 and 2**) remain confidential on the grounds specified in the definition of confidential information in Section 3(1)(f) of *the Local Government Act 2020*.
3. Writes to all respondents to the public engagement to express Council's gratitude for their contribution and to advise them of the Committee's resolution and the next steps in the project.
4. Notes officers will bring a final Draft of the MPS to a Council meeting in early-mid 2023, to seek adoption and Council's approval to seek authorisation from the Minister for Planning, to prepare and exhibit a planning scheme amendment pursuant to Section 8A of the *Planning and Environment Act 1987* to the Nillumbik Planning Scheme to insert the new MPS.

CARRIED UNANIMOUSLY

COM.001/23 **Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 8 November 2022**
Attachment 1. **Minutes Planning and Consultation Committee Meeting held Tuesday 8 November 2022**

Planning and Consultation Committee Minutes

8 November 2022

6. Planning Matters

PCC.032/22 Draft Municipal Planning Strategy (MPS) - Phase 3 Engagement Results and Update

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Planning and Consultation Committee Meeting Minutes

8 November 2022

7. Supplementary and urgent business

Nil

8. Confidential reports

Nil

9. Close of Meeting

The meeting closed at 7:41pm.

Confirmed: _____

Cr Frances Eyre, Chairperson Consultation Matters

COM.001/23 Confirmation of Minutes Planning and Consultation Committee Meeting held Tuesday 8 November 2022
Attachment 1. Minutes Planning and Consultation Committee Meeting held Tuesday 8 November 2022

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Nillumbik Shire Council

Nillumbik Neighbourhood Character Strategy

Phase 2 Consultation Findings Report

Final - 14 November 2022

Acknowledgement

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

Document title	Nillumbik Neighbourhood Character Strategy – Stage 2 Engagement Consultation Findings Report
Version	Final
Date	14 November 2022
Prepared by	Robyn Cochrane, CEO/Director, Cochrane Research Solutions Angela Walter, Principal Consultant, Chatterbox Projects
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Partners



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1 Executive summary

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

This report covers the results of the second phase of engagement (Project Stage 6A) which involved seeking community feedback on the draft Nillumbik Neighbourhood Character Strategy (the Strategy).

Participation snapshot: The engagement activities were effective in reaching over 1,500 people, with 107 providing direct feedback via a survey or submission, 175 people visiting the place-based pop-up events and over 1,200 people visiting the Participate Nillumbik project page.

1.1 Project background

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

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

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

Developing a Neighbourhood Character Strategy is a requirement of the State Government. Council's must develop a Neighbourhood Character Strategy and Housing Strategy to inform its planning policy regarding housing in residential areas.

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

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

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

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

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

1.2 Overview of engagement program

The engagement program for the Nillumbik Neighbourhood Character Strategy involves several phases of consultation.

The first phase of community engagement (Project Stage 3) was undertaken for 6 weeks from 28 March to 8 May 2022. Feedback from this engagement was used by Ethos Urban to inform the development of the draft Strategy.

Other inputs into the draft Strategy included background research undertaken by Ethos Urban, involving reviewing the strategic context (both local and State planning policies) and assessing each residential area to determine key character attributes.

This second phase of engagement (Project Stage 6A) was also undertaken for 6 weeks from 29 August to 10 October 2022. The objectives of this phase of engagement were to:

- optimise the community's awareness of the engagement, how to get involved and provide feedback;
- offer the community a range of ways to easily provide feedback (both online and in person) and to discuss the draft Strategy with Council's project team, including having 1:1 sessions where an officer who could explain how the draft document proposes to treat a particular neighbourhood or property;
- ensure community members could easily access the document and information about their property; and
- provide the community with a project update.

The results of this consultation will be considered and reported to Council's Planning and Consultation Committee in early 2023.

A third phase of engagement (Project Stage 6B) is programmed to be conducted in mid-2023. It is intended that this further phase of engagement will release a revised draft of the Strategy and allow community members the opportunity to consider the revised draft and to provide feedback.

Following this, the next step in the project would be for the draft Strategy to be considered by Council for final adoption.

Timeline

- ✓ **Stage 1 - December 2021-January 2022**
Project inception
- ✓ **Stage 2 - January-March 2022**
Background research of Nillumbik's existing strategic policy context and key characteristics of its residential neighbourhoods.
- ✓ **Stage 3 - 28 March-8 May 2022**
First phase of community consultation on Nillumbik's existing neighbourhood character.
- ✓ **Stage 4 - May-June 2022**
Data collection and analysis of Nillumbik's existing neighbourhood character context to inform the preparation of the draft Strategy.
- ✓ **Stage 5 - June-August 2022**
Preparation of the first draft of the Neighbourhood Character Strategy.
- ✓ **Stage 6A - 29 August -10 October**
Second phase of community engagement on the draft Neighbourhood Character Strategy.
- ☆ **Stage 6B - Early-Mid 2023**
A third phase of community consultation on the proposed changes to the final draft Strategy based on the public feedback to the initial draft received in Engagement 2.
- ☆ **Stage 7 - Mid-Late 2023**
Council considers adopting the Nillumbik Neighbourhood Character Strategy (potentially with further changes) and to commence a planning scheme amendment process to implement the Strategy.

1.3 Overview of engagement activities

This second phase of community engagement was about seeking feedback on the draft Neighbourhood Character Strategy. People who live in, work in, and visit Nillumbik were identified as the target population for this engagement. The consultation was open for six weeks from 29 August to 10 October 2022.

Formal engagement activities where people could provide feedback included:

- survey (available in hardcopy and online via Council's [Participate Nillumbik](#) engagement platform);
- place-based pop-ups x 2 (Eltham Farmers Market and Diamond Creek Fair); and
- email/written submissions.
-

Other activities where people could find out more information included:

- online and in-person appointment sessions with a planner;
- online community information sessions; and
- various resources on the Participate Nillumbik project page including an online interactive mapping tool.

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

- information on Council's [Participate Nillumbik](#) engagement platform;
- information in Nillumbik News/e-News and other relevant Council newsletters;
- social media posts on Council's social media platforms as well as paid social media advertisements;
- posters and postcards placed at libraries, Council's customer service areas, schools and other community facilities which included QR codes for easy access to Council's Participate Nillumbik page and the survey);
- project flyer available at the place-based pop-ups;
- direct notification to relevant community groups;
- direct notification to submitters to Phase 1 engagement with regard to preparation of the draft Neighbourhood Character Strategy;
- promotion on community newsletters, such as school newsletters; and
- promotion through Council's advisory committees, community groups etc.

1.3.1 Survey and written responses

The survey was available in hard copy and online via the [Participate Nillumbik](#) website (see Appendix 1).

The purpose of the survey was to obtain feedback on three focus areas:

1. Draft Neighbourhood Character Areas;
2. Preferred Character Statements, Objectives and Guidelines; and
3. The overall Draft Strategy.

Community members could also make a written submission directly via email or in writing and uploaded via the Participate Nillumbik website.

1.3.2 Place-based pop-up engagement

The engagement program included two (2) place-based community pop-ups. These were held:

1. Sunday 4 September, from 8.30am to 12.30pm the Eltham Farmers Market
2. Saturday 10 September 10am to 4pm at the Diamond Creek Fair

■

The pop-ups were designed to inform people about the project and encourage community to read the draft strategy, learn about the draft precinct profiles relevant to their neighbourhoods and provide feedback. The pop-ups were held in busy high-traffic locations to intercept a wide range of community members and include those who may not normally engage with Council.

1.3.3 Online resources and interactive mapping tool

The Participate Nillumbik project page provided (and continues to provide) a range of resources to support the community in finding out more about the project, the draft Strategy and opportunities to provide feedback.

These resources included:

- an information video;
- virtual walking tour;
- document library including the draft Strategy; and
- an interactive mapping tool that allowed users to see how the draft Strategy proposes to treat a particular neighbourhood or property, with direct links to the survey and submission form.

1.4 Overview of participation and participation profile

The engagement activities resulted in 107 direct contributions with:

- 82 survey responses from 78 respondents; and
- 25 written submissions (online or email).

There were also 175 people who visited the 2 place-based pop-ups.

In addition, the communications activities were effective in reaching approximately over 1,500 people with:

- 1,221 visitors to the Participate Nillumbik project page, which has 93 followers including 27 new followers from this consultation; and
- 462 people directed to the project page via social media posts.

Most participant demographic data was captured via the online and hard copy survey responses (82), some information was reported by submission participants (25).

All survey respondents reported living in Nillumbik except for one respondent that provided no response. 95.1% said they 'live or own a property in a township/locality' within Nillumbik Shire. Many survey respondents reported residing in Eltham (44 or 53.7%), Eltham North (16 or 19.5%), or Diamond Creek (7 or 8.5%).

Other details provided by the survey respondents:

- Gender: Females were 61.0% of survey respondents and Males 32.9%.
- Age: Most age groups were represented except those aged under 18 years and 85 years and older. Many respondents identified as 60 to 69 years (26.8%), 35-49 years (24.4%) and 50-59 years (22%).

- Diversity, access, and inclusion characteristics: Some participants identified as a Person with a disability (3), Person of Aboriginal or Torres Strait Island descent (3), Person speaking English as a second language (3), and/or Person identifying as LGBTQI+ (2).

Details provided by those who made a written submission (25):

- Location: Almost all submission respondents (24) indicated they live or own a property in Nillumbik and most submission respondents were from Eltham (17).
- Gender: There were 9 Females, 9 Males, 1 preferred not to say and 6 did not respond.
- Age: Most respondents were from the 70-84 age group (6), 60-69 years (5) and 50-59 (4).

There were also six (6) community groups/ organisations who provided a submission, these were:

- Brougham Street Cohousing Joint Venture Design Group
- Eltham Community Action Group
- Friends of Apollo Parkways {FoAP}
- Nillumbik Climate Action Team
- Nillumbik Shire Council Operations and Infrastructure
- Wattle Glen Residents' Association

As most people who completed a survey or provided a submission resided in Eltham, Eltham North, or Diamond Creek, this correlated with the localities that participants wanted to comment on. For example, the area of Eltham attracted the most feedback (45 or 54.9%), followed by Eltham North (17 or 20.7%) and Diamond Creek (7 or 8.5%).

Other localities that received smaller amounts of feedback included:

- Hurstbridge (4 or 4.8%)
- North Warrandyte (4 or 4.8%)
- Greensborough (2 or 2.4%)

Further, more participants commented on Neighbourhood Character Types allocated to Eltham, Eltham North, or Diamond Creek. So, survey respondents often referred to:

- Bush Residential 2 (37 or 45.1%)
- Bush Residential 1 (25 or 30.5%)
- Garden Court 2 (8 or 9.7%)
- Garden Residential (7 or 8.5%)

1.5 Key findings

Overall, most people (62.2%) of those who filled in a survey were satisfied or very satisfied with the Neighbourhood Character Type allocated to their selected address/ locality. There were 21% who indicated that they were unsatisfied or very unsatisfied and 17% who were unsure.

When looking at these results in relation to the specific Neighbourhood Character Types (NCT) that attracted the most comments:

- Bush Residential 1: 72% satisfied/ very satisfied - 16% unsatisfied/ very unsatisfied

- Bush Residential 2: 68% satisfied/ very satisfied - 14% unsatisfied/ very unsatisfied
- Garden Court 2: 25% satisfied/ very satisfied - 50% unsatisfied/ very unsatisfied
- Garden Residential: 57% satisfied/ very satisfied – 29% unsatisfied/ very unsatisfied

Survey respondents were also mostly satisfied or very satisfied with the Preferred Character Statements (65.9%) and Objectives for the Neighbourhood Character Areas (64.6%).

In relation to levels of satisfaction with the Design Guidelines for the Neighbourhood Character Areas, 52% of survey respondents were satisfied or very satisfied; 26% were unsatisfied or very unsatisfied and 22% were unsure.

Please note: Satisfaction ratings allocated by survey respondents/participants may relate entirely to the topic as listed in each question. However, given the diversity of views and range of concerns referenced in the personalised feedback, some of which is regarded as 'out of scope' feedback, it is also possible that satisfaction ratings have been affected by topics beyond the scope of the NCS and may be under-stated for some questions or townships.

Table 1 below provides a summary of the comments, from the surveys and submissions, in relation to the satisfaction rating for the four Neighbourhood Character Types that received the most comments.

Table 1. Summary of comments in relation to satisfaction rating for NCT

Bush Residential 2 (38 comments) 68% satisfied	
Positive	<ul style="list-style-type: none"> ▪ Character type right for this area/ maintains the character (8) ▪ 1-2 storeys in height/limit density/ keep large blocks (5) ▪ Low front fences ▪ Canopy trees/ vegetation (3)
Concerns	<ul style="list-style-type: none"> ▪ Unsure of setbacks (4) ▪ Unsure of open carports/ decks/ driveways (3) ▪ Opposed to proposed zoning ▪ Too much loss of character/ development / subdivision already happening/ will happen (4) ▪ Too much loss of trees already happening (3) ▪ Prefer Bush Residential 1 (3) ▪ NCT boundaries (2)
Suggestions	<ul style="list-style-type: none"> ▪ Need to balance development/ subdivisions with neighbourhood character ▪ Native tree plantings on nature strips to be consistent with Bush Residential 1 ▪ Strategy needs stronger language/ needs to be enforced (2) ▪ Needs to capture bush garden character of Woodridge subdivision area and covenants requiring predominantly brick dwellings and no front fence (2) ▪ Underground power lines are common and should be encouraged to allow for mature canopy trees ▪ No new buildings set on ridge lines/ views (3)

	<ul style="list-style-type: none"> ▪ Footpaths and drainage are needed in some areas
Bush Residential 1 (25 comments) 72% satisfied	
Positive	<ul style="list-style-type: none"> ▪ Character type right for this area/ maintains the character (9) ▪ Tress and vegetation (5) ▪ Views (3) ▪ Limits development/ density (5) ▪ New development respectful of the character
Concerns	<ul style="list-style-type: none"> ▪ Loss of character already happening/ oppose development (4) ▪ Some areas have bush character (2) ▪ NCT is too restrictive (2) ▪ Boundaries/ setbacks (3)
Garden Court 2 (8 comments) 25% satisfied	
Positive	<ul style="list-style-type: none"> ▪ Character type right for this area/ maintains the character (1) ▪ Tress and vegetation ▪ Houses are in character/ streets clean (2)
Concerns	<ul style="list-style-type: none"> ▪ Not correct NCT / prefer Bush Residential 2 (3) ▪ Not enough native vegetation ▪ Too restrictive
Garden Residential (7 comments) 57% satisfied	
Positive	<ul style="list-style-type: none"> ▪ Character type right for this area/ maintains the character ▪ Tress and vegetation (3) ▪ Footpaths ▪ Houses are in character/ streets clean (2)
Concerns	<ul style="list-style-type: none"> ▪ Missed old miner's cottage in Eltham (not all post war dwellings) ▪ Roofs (flat or low pitch) ▪ Some streets have no footpaths (2) ▪ Garages hidden/ on slopes appropriate (2) ▪ Setbacks ▪ Strategy needs stronger language (2) ▪ Some area should not be included in this NCT (2) ▪ Dwellings to not be a dominant feature of the garden setting

Table 2 below provides a summary of the comments from the surveys and submissions about NCTs, however this time shown against each precinct or locality.

Table 2. Summary of comments in relation to satisfaction rating for NCT per locality

Locality	Surveys/ Submissions	NCT feedback
Eltham	60	<p>Bush Residential 1: Referred to support for character description, respect for indigenous trees and natural views. Concerns about recent buildings and opposing development and a query relating to the classification of Godalmin Street. Query whether a ‘formally landscaped garden’ can be the norm for a Bush Residential area. More organic boundaries needed between BR1 and BR2. Concerns with one boundary being 4m for a setback, but other boundaries could be without any setbacks.</p> <p>Bush Residential 2: Referred to support for description, balance of residential density with the local and expanding environment /landscapes. New development not exceeding two-storeys and balancing subdivisions with retaining bush character, large canopy trees and vegetation. Strengthening wording in Guidelines. Concerns about recent subdivisions, loss of trees and tree coverage, and townhouses that are unsympathetic to character. Need to recognise the bush garden character of Woodridge subdivision. Reassess minimal paving in front yards.</p> <p>Garden Court 1: Clarity needed to make garden setbacks with canopy trees a feature of the area.</p> <p>Garden Court 2: Queried classification of Dobell Drive. Suggestion that new Development and car parking access should not be seen to dominate the site when seen from the front streetscape.</p> <p>Garden Court 3: Strengthen wording and use medium scale dwellings in diagrams and pictures.</p> <p>Garden Residential: Referred to support for description except the statement around footpaths being on both sides of the street and absence of reference to old miner’s cottages. Concerns about recent instances where sites were cleared of all vegetation, some areas having steep slopes so garages below are practical and siting setback seems unnecessary. Request to tighten some language and correct some inaccurate attributes (road width and footpaths). Query about a reclassification to Bush Residential 2.</p> <p>Rural Residential 1: Referred to retaining and restoring the Bush Residential Character Area, significant high vegetation, canopy trees and unique architectural history.</p> <p>Rural Residential 2: Ensure vegetation removal and block coverage from dwellings is minimized, and land coverage includes a generous spread of trees and shrubs.</p>
Eltham North	18	<p>Bush Residential 1: Appropriate description, retaining current character. Some queries and concerns about building density per property, protecting trees, and zone boundary. Mixed views about development restrictions.</p> <p>Bush Residential 2: Accurate representation. Some queries and concerns regarding building height, setbacks, zone boundary, protecting views, trees, and vegetation.</p> <p>Garden Court 2: Gardens and maintaining vegetation.</p>

Locality	Surveys/ Submissions	NCT feedback
Diamond Creek	7	Bush Residential 2: Support for building height, fencing, trees, and vegetation. Some queries and concerns regarding 4m set back from side boundary and proposed zoning. Garden Court 1: Support for the Strategy and considering height of storeys from all angles. Garden Court 2: Mixed views including a preference for Bush Residential 2.
Greensborough	3	Garden Court 2: Support for current character, NCT. Suggestion to increase setbacks for tree planting and no/ low front fences. Concern around too prescriptive re plants and roof materials.
Hurstbridge	5	Bush Residential 1: Agree with NCT and intention to preserve the green character. Bush Residential 2: Agree with NCT, suggestion that footpaths and drainage needed.
North Warrandyte	4	Bush Residential 1: Agree with NCT. Concern that it is too restrictive re roads and footpaths.
Research	2	Bush Residential 1: Housing already in conflict with NCT, strategy needs to include stronger wording.
Panton Hill	1	Bush Residential 1: NCT too restrictive.
Plenty	1	Rural Residential 2: NCT is unachievable as the area already has many housing and garden styles.
Wattle Glen	1	Garden Court 2: Incorrect mapping and allocation of NCT.
Yarrambat	1	Rural Residential 1: Reduce car usage and need more diverse housing.
St Andrews	0	

When looking at other feedback and comments from the surveys and submissions, three key and interrelated topics were prominent. These were:

1. The strength of the document;
2. Development and density; and
3. Trees and vegetation.

Further information about these three topics are outlined below:

1. The strength of the document

There were many positive comments about the strategy overall, however people wanted to see stronger language included to ensure the document and its intentions and objectives could be enforced, particularly around building heights, density and protection of trees and vegetation.

2. Development and density

There were also many comments around the need to limit development, height, density and subdivisions in certain areas to protect and maintain neighbourhood character. Feedback also referred to concern that some overdevelopment had already taken place and was impacting neighbourhood character.

3. Trees and vegetation

Protecting and enhancing trees, vegetation and the green character of Nillumbik was also expressed strongly in the feedback. There were many comments and concerns expressed about loss of vegetation, tree canopy and greenery in response to land being cleared for development.

Below are some verbatim comments from the survey responses and submissions relating to the key topics raised.

“What is proposed needs to be robust, clear and useable in statutory planning decision making”

“Language needs to be more specific and less ambiguous”

“Needs to be enshrined in schedules to add weight at VCAT”

“Preferred Character Statement and Objectives must be stronger”

“Appreciate the intention to preserve the green character with minimal built intrusion”

“Strengthen policies which enforce vegetation retention and restrict subdivisions”

“Be more precise and state “only one to two storeys” to restrict future height”

“Low rise and green character maintained”

“Protect vegetation view lines and limit subdivision”

“Generally happy with what has been prepared to date and appreciate the opportunity to express concerns”



2 Project background and engagement overview

2.1 Background and purpose

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

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

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

Developing a Neighbourhood Character Strategy is a requirement of the State Government. Council's must develop a Neighbourhood Character Strategy and Housing Strategy to inform its planning policy regarding housing in residential areas.

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

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

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

To develop the draft Strategy, background research was undertaken by Ethos Urban, including conducting desktop analysis and street survey assessing each residential area, reviewing the strategic context (both local and State planning policies) and assessing each residential area to determine the key character attributes which have informed neighbourhood character statements and guidelines.

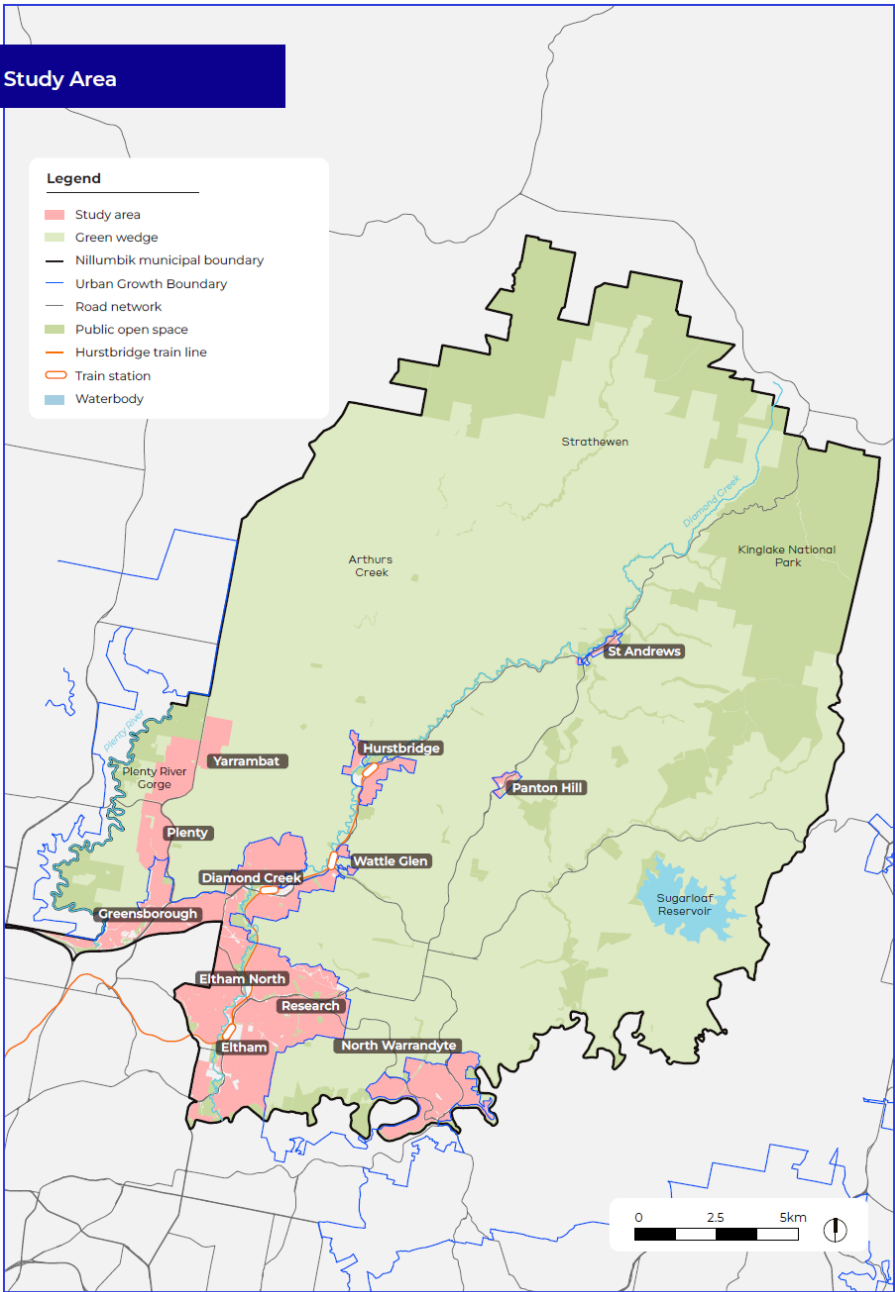
Also informing the draft strategy was an extensive first round of community consultation involving a survey, pop-ups, and a virtual walking tour.

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

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

Figure 1 shows the neighbourhoods included in the study area (from the draft Neighbourhood Character Strategy)

Figure 1. Nillumbik Neighbourhood Character Study Area



2.2 Engagement overview and program

This second phase of community engagement (Project Stage 6A) was about seeking feedback on the draft Neighbourhood Character Strategy. The objectives of this round of engagement were to:

- optimise the community's awareness of the engagement, how to get involved and provide feedback;
- offer the community a range of ways to easily provide feedback (both online and in person) and to discuss the draft Strategy with Council's project team, including having 1:1 sessions where an officer who could explain how the draft document proposes to treat a particular neighbourhood or property;
- ensure community members could easily access the document and information about their property; and
- provide the community with a project update.

People who live in, work in, and visit Nillumbik were identified as the target population for this engagement. The consultation was open for six weeks from 29 August to 10 October 2022.

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

Formal engagement activities where people could provide feedback included:

- survey (available in hardcopy and online via Council's Participate Nillumbik engagement platform);
- place-based pop-up engagement x 2 (Eltham Farmers Market and Diamond Creek Fair); and
- online and written submissions.

Other activities where people could ask questions and seek further information included:

- online and in-person appointment sessions with a planner;
- online community information sessions; and
- various resources on the Participate Nillumbik project page including an online interactive mapping tool.

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

- information on Council's [Participate Nillumbik](#) engagement platform;
- information in Nillumbik News/e-News and other relevant Council newsletters;
- social media posts on Council's social media platforms as well as paid social media advertisements;
- posters and postcards placed at libraries, Council's customer service areas, schools and other community facilities which included QR codes for easy access to Council's Participate Nillumbik page and the survey);
- project flyer available at the place-based pop-ups;
- direct notification to relevant community groups;
- direct notification to submitters to Phase 1 engagement with regard to preparation of the draft Neighbourhood Character Strategy;
- promotion on community newsletters, such as school newsletters; and
- promotion through Council's advisory committees, community groups etc.

The results of this consultation will be considered and reported to Council's Planning and Consultation Committee in early 2023. This will be followed by a third and final phase of engagement (Project Stage 6B) to be conducted in mid-2023.

It is intended that this further phase of engagement will release a revised draft of the Strategy and allow community members the opportunity to consider the revised draft and to provide feedback. Following this, the next step in the project would be for the draft Strategy to be considered by Council for final adoption.

2.2.1 Survey and written submissions

The survey was available in hard copy and online via the Participate Nillumbik website.

The purpose of the survey was to collect the community's feedback on the draft Strategy and how satisfied participants were with the neighbourhood character precinct profiles developed and their characteristics overall, and in relation to specific neighbourhoods or localities.

The survey requested respondents to provide demographic details and included the following questions:

- Select an address/locality to provide feedback on and indicate your connection to that address
- How satisfied are you with the Neighbourhood Character Type allocated to this address/locality? Please tell us why you selected this satisfaction rating and/or what character type might better represent this address.
- How satisfied are you with the Precinct Profile for the allocated Neighbourhood Character Area? (i.e., Preferred Character Statement, Objectives, and Design Guidelines). Please tell us why you selected these satisfaction ratings.
- Do you have any general or other feedback about the draft Neighbourhood Character Strategy?

Community members could also make a written submission directly via email or in writing and uploaded via the Participate Nillumbik website.

2.2.2 Place-based pop-ups

The engagement program included two place-based community pop-up activities.

These were held on:

- Sunday 4 September, from 8.30am to 12.30pm at the Eltham Farmers Market
- Saturday 10 September, from 10am to 4pm at the Diamond Creek Fair
-

The pop-ups were designed to inform people about the project and encourage community to read the draft Strategy, learn about the draft precinct profiles relevant to their neighbourhoods and provide feedback.

The pop-ups were held in busy high-traffic locations to intercept a wide range of community members and include those who may not normally engage with Council.

Engagement tools used at the pop-ups included:

- Main trailer board: Information on all the draft Neighbourhood Precinct Profiles
- Chatboards x 2: Maps on all the neighbourhoods and corresponding precinct profiles
- Display Boards x 2: Information about the consultation and development of the draft strategy
- A Frame: Information about the project with a QR code to take people directly to the project page
- Voting Pod (where people can select an option by placing a ball into a tube): How much do you love and value your neighbourhood? This tool was used as just a conversation starter and to encourage people to think about neighbourhood character (the voting pod results are therefore not included as data in this report).

2.2.3 Online resources and interactive mapping tool

The Participate Nillumbik project page provided (and continues to provide) a range of resources to support the community in finding out more about the project, the draft Strategy and opportunities to provide feedback.

These resources included:

- an information video;
- virtual walking tour;
- document library including the draft Strategy; and
- an interactive mapping tool that allowed users to see how the draft Strategy proposes to treat a particular neighbourhood or property, with direct links to the survey and submission form.

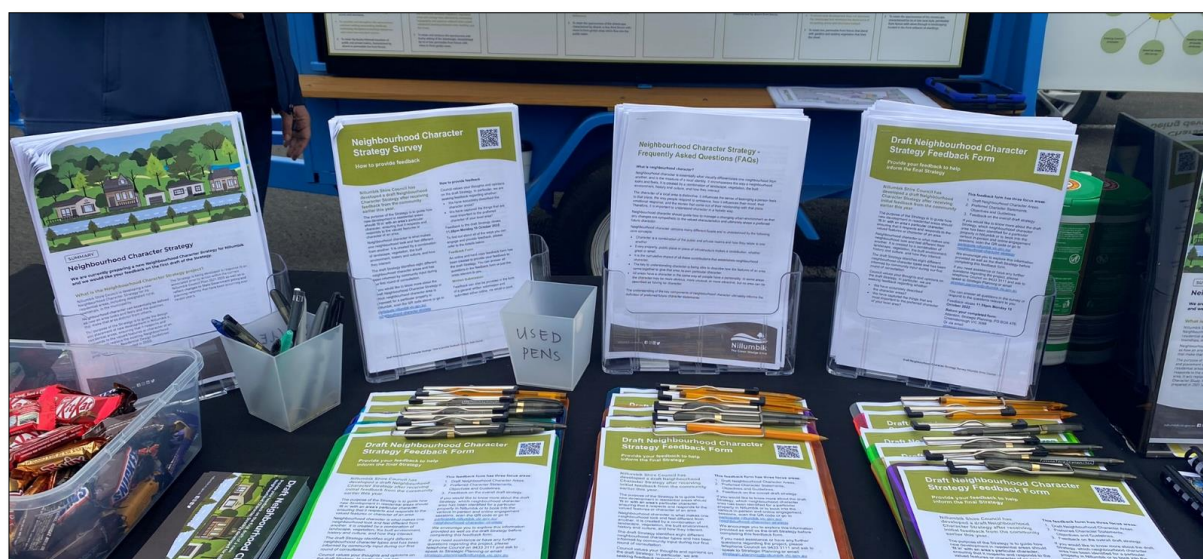
2.3 Overview of participation

The engagement activities were effective in seeking feedback from 107 participants. As shown in Table 3 below, the number of visitors to the pop-ups, Participate Nillumbik project page and clicks to the project page from social media posts was far greater.

An overview of participation outcomes is presented below.

Table 3. Overview of communication and engagement activities with participation outcomes

Communication and engagement methods	Participation outcomes
Engagement activities	
Survey (online and hard copy)	82
Online and written submissions	25
TOTAL	107
Communications activities (inform and raise awareness)	
2 x place-based pop-ups	175
Visitors to Participate Nillumbik project page	1,221
Followers of the project page	93
Click through to the project page from social media posts	462 (35.8%)



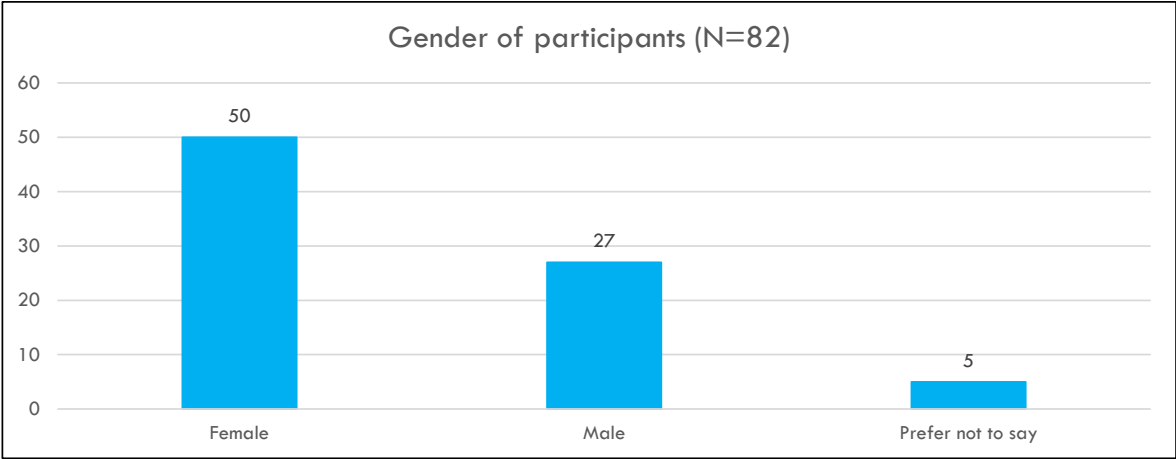
3 Description of participation profile

This section presents a description of the personal and other characteristics of the survey respondents followed by the submission participants and stakeholder groups represented.

3.1 Gender of survey respondents

Survey respondents were asked to indicate their gender. As shown in Figure 2, 50 (or 61.0% of) respondents identified as Female and 27 (or 32.9%) identified as Male. Five respondents preferred not to say.

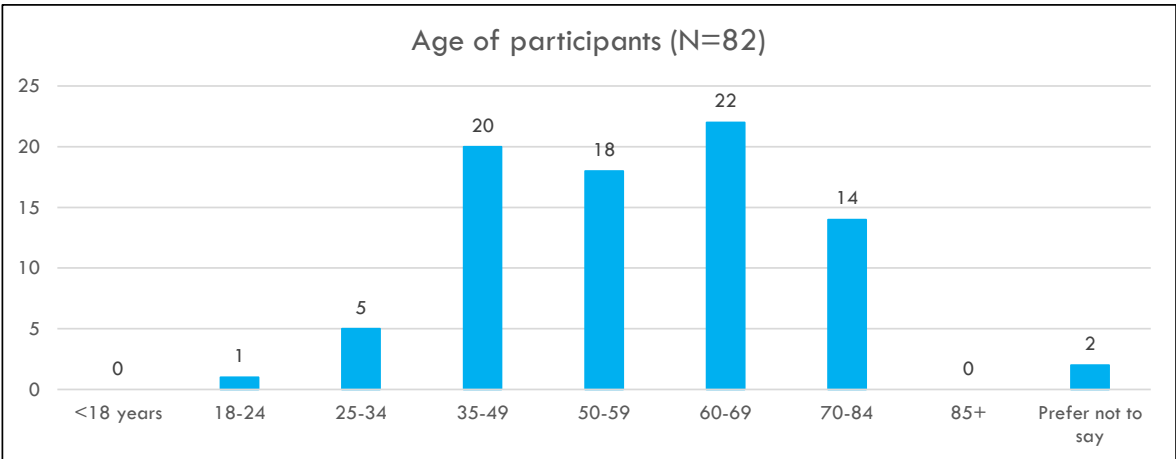
Figure 2. Gender of participants (Survey)



3.2 Age of survey respondents

Survey respondents were asked to select an age grouping. As shown in Figure 3, most age groupings were represented, with no responses from those aged under 18 years and 85 years and over. Many participants identified as 60 to 69 years (22 or 26.8%), 35 to 49 years (20 or 24.4%), and 50 to 59 years (18 or 22.0%). Two respondents preferred not to say.

Figure 3. Age of participants (Survey)

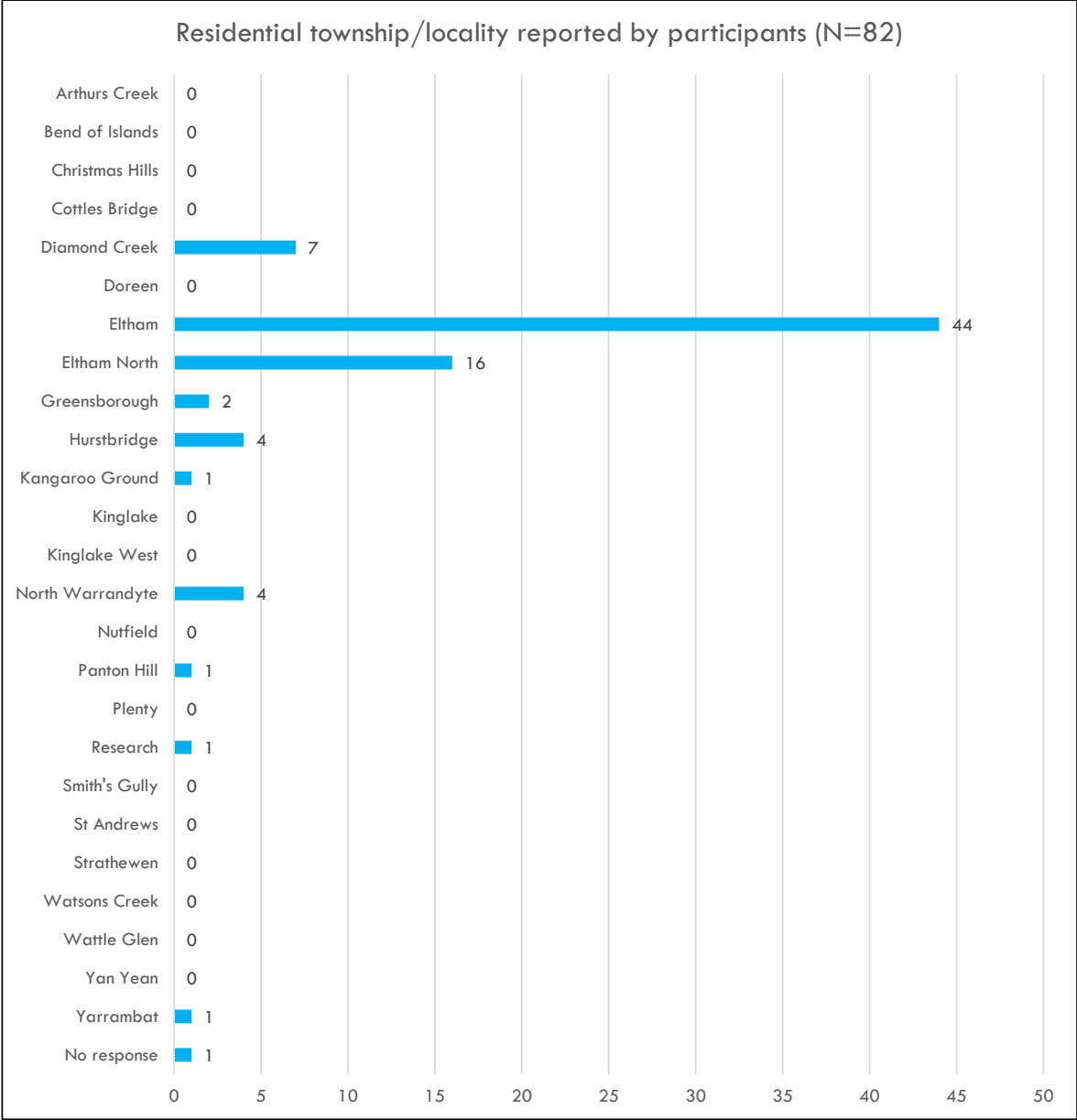


3.3 Residential township/locality of survey respondents

Survey respondents were asked to indicate the township where they live, and 10 of 25 response options were selected. All respondents reported living within Nillumbik although one respondent did not provide a response for this question.

As shown in Figure 4, many respondents reported residing in Eltham (44 or 53.7%), Eltham North (16 or 19.5%), or Diamond Creek (7 or 8.5%). No survey responses were received from Arthurs Creek, Bend of Islands, Christmas Hills, Cottles Bridge, Doreen, Kinglake, Kinglake West, Nutfield, Plenty, Smith's Gully, St. Andrews, Strathewen, Watsons Creek, Wattle Glen, or Yan Yean.

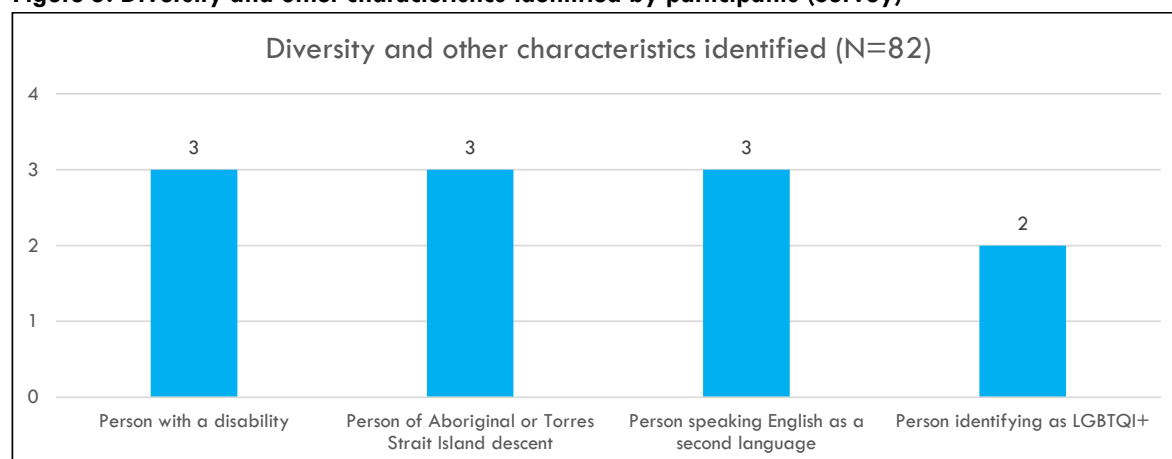
Figure 4. Residential township/locality reported by participants (Survey)



3.4 Diversity, access, and inclusion characteristics of survey respondents

Survey respondents were asked to indicate if they identified with a prescribed listing of diversity characteristics. As shown in Figure 5, some of the 82 survey respondents identified as a person with a disability, person of Aboriginal or Torres Strait Island descent, person speaking English as a second language, and/or LGBTQI+.

Figure 5. Diversity and other characteristics identified by participants (Survey)



3.5 Description of submission participants

Submission participants were invited to indicate gender, age, residential township/ locality and an organisation (optional). The characteristics reported by the 25 submission participants are presented in Table 4.

Table 4. Characteristics reported by participants (Submissions)

Characteristic	Number (N=25)
Gender	
Female	9
Male	9
Prefer not to say	1
No response	6
Age	
18-24 years	0
25-34 years	1
35-49 years	1
50-59 years	4
60-69 years	5
70-84 years	6
85+ years	0
No response	8
Residential township/locality	
Eltham	17
Greensborough	1
Hurstbridge	1

Panton Hill	1
Plenty	1
Research	2
Wattle Glen	1
No response	1
Connection/s to this township/locality (could select one or more)	
Live or own a property here	24
Visit here (play, school, shop, visit)	3
Own a business here	2
Diversity, access, and inclusion	
Person speaking English as a second language (Polish)	1
Person of Aboriginal or Torres Strait Island descent	0
Person with a disability	0
Person identifying as LGBTQI+	0
None of the above	17
Prefer not to say	1
No response	6
Organisation (optional)	
Brougham Street Cohousing Joint Venture Design Group	1
Eltham Community Action Group	1
Friends of Apollo Parkways {FoAP}	1
Nillumbik Climate Action Team	1
Nillumbik Shire Council Operations and Infrastructure	1
Wattle Glen Residents' Association	1



4 Findings from the analysis of the community feedback

4.1 Introduction

This section reports the findings from the analysis of the community feedback gathered via the survey (online and hard copy formats, some gathered at pop-up engagement activities), and the online and written submissions.

Overall, the community feedback provided detailed information. Survey participants reported a specific address (including township/locality) which was the focus of their feedback and indicated their connection to this township/locality and which Neighbourhood Character Type has been allocated. They reported satisfaction levels with the allocated Neighbourhood Character Type, Preferred Character Statement, Objectives, and Design Guidelines, and provided personalised feedback in support of their responses as well as general feedback. Persons and groups providing online and written submissions referred to a range of topics. Excerpts from the submissions are presented throughout Section 4, alongside the most relevant survey findings. This feedback is informative as it elaborates the survey responses. Some individuals may have participated in more than once.

In relation to the analysis approach, responses to the closed-ended questions were tally counted overall and for each specific Township/Locality and are presented as figures. Personalised responses to the open-ended questions were manually analysed. Neighbourhood Character Types and features were used as an initial coding template (themes), satisfaction ratings (satisfied, unsure, and unsatisfied) were used as sub-themes, and feedback was then grouped to the relevant sub-theme. The summary tables in this Section present the findings from the analysis of the personalised feedback. Each Theme is presented in **bold** and followed by sub-themes and a descriptive summary of the relevant feedback. Themes that attracted no feedback are shaded light grey. For ease of reading, Themes have been numbered consistently throughout the report. Following this, emergent themes are presented in descending order according to the frequency of mentions within the feedback (where applicable).

Personalised survey responses referred to one or more topics. Themes and sub-themes with summary statements which describe the sentiment in the relevant feedback are presented in tables, accompanied by tally counts. Some comments in the submissions were regarded as indirectly related to the draft Strategy (see Section 4.1.6), and these are presented in paraphrased or verbatim format.

Please note: Satisfaction ratings allocated by survey respondents/participants may relate entirely to the topic as listed in each question. However, given the diversity of views and range of concerns referenced in the personalised feedback, some of which is regarded as 'out of scope' feedback, it is also possible that satisfaction ratings have been affected by topics beyond the scope of the NCS and may be under-stated for some questions or townships.

Most of the 25 online and written submissions were very detailed and provided information, photos, and examples. Participants referred to one or more study areas, the overall draft Strategy or Shire, and/or provided other information regarded as indirectly related to the draft Strategy. Submission feedback is also presented in paraphrased format.

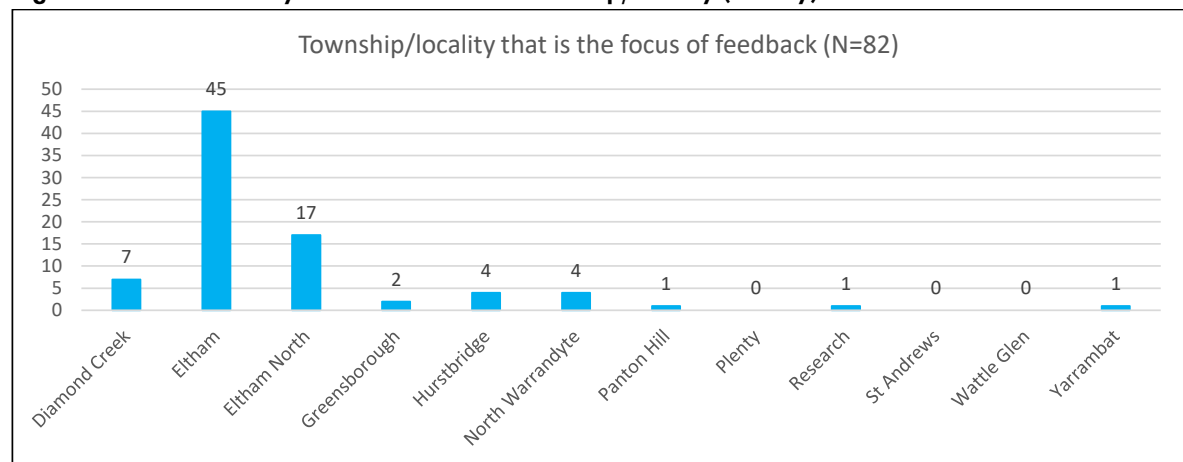
4.2 Overall survey feedback for all localities within the study area

This section outlines the overall survey feedback for all localities within the study area. Following this, feedback for each specific locality within the study area is presented in alphabetical order. Feedback that referred to the overall Shire or did not specify a locality is presented in Section 4.15.

4.2.1 Connections and townships/localities commented on

Survey respondents were asked to indicate which locality within the study area they would like to comment on. As shown in Figure 6, the 82 respondents commented on nine of the 12 localities. The area of Eltham attracted the most feedback (45 or 54.9%), followed by Eltham North (17 or 20.7%) and Diamond Creek (7 or 8.5%). The other localities received limited feedback and there was no survey feedback for the townships of Plenty, St Andrews, and Wattle Glen. Place-based pop-up engagement activities were conducted in Diamond Creek and Eltham and attracted some survey responses.

Figure 6. Level of survey feedback for each township/locality (Survey)



Most of the 25 submission participants provided feedback on Eltham. The detailed submissions referred to one or more study areas, the overall draft Strategy or Shire, and/or provided other contextual information for consideration as follows:

- Eltham (15)
- Eltham North (1)
- Greensborough (1)
- Hurstbridge (1)
- Plenty (1)
- Research (1)
- Wattle Glen (1)
- Other feedback - overall draft Strategy or Shire (9 – see Section 4.15)
- Other considerations - indirectly related to draft Strategy (15 – see Section 4.16)

Survey respondents were asked to indicate their connection to the selected township/locality within the study area that is the focus of their survey feedback. As shown in Figure 7, 78 (or 95.1% of) respondents reported they live or own a property in the selected township/locality. Two respondents selected visit here and the two

respondents who selected “Other” reported “I live very close to this locality, just outside of the study area” and “Childhood home”.

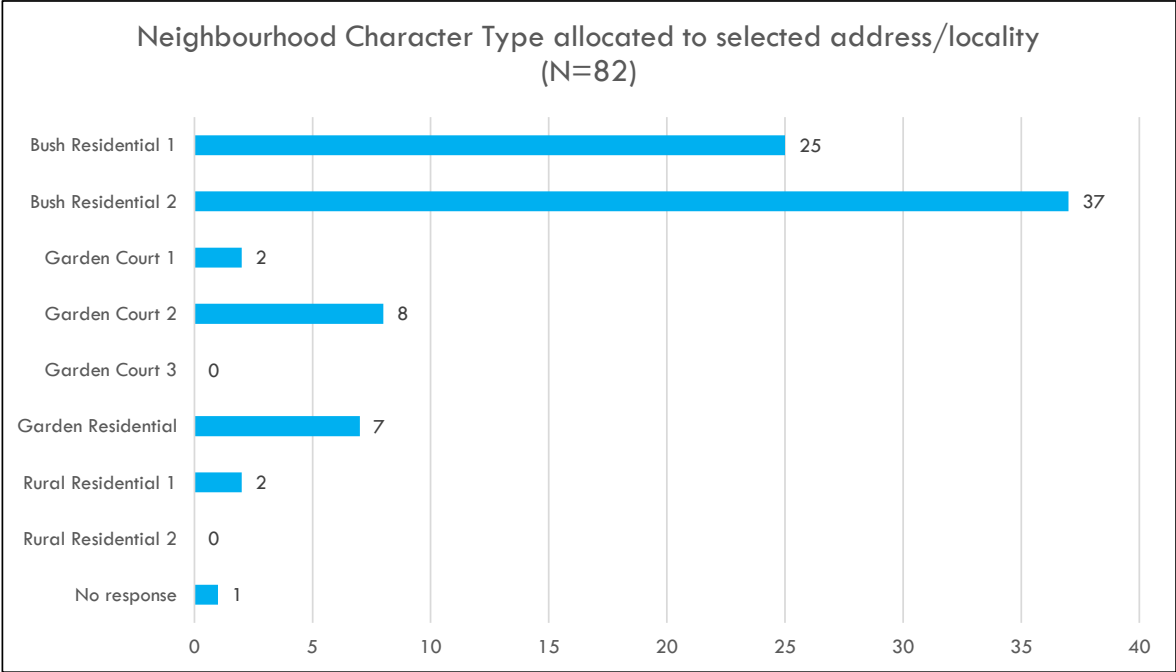
Figure 7. Connection to selected township/locality (Survey)



4.2.2 Satisfaction with Precinct Profiles of the Neighbourhood Character Areas

Survey respondents were asked to indicate the Neighbourhood Character Type allocated to the selected township/locality within the study area that is the focus of their survey feedback. As shown in Figure 8, 37 (or 45.1% of) respondents reported Bush Residential 2 and 25 (or 30.5% of) respondents reported Bush Residential 1. No respondents selected Garden Court 3 or Rural Residential 2 and one respondent provided no response.

Figure 8. Neighbourhood Character Type allocated to selected address/locality (Survey)



Survey respondents were asked how satisfied they are with the Neighbourhood Character Type allocated to their selected address/ locality. As shown in Figure 9, 51 (or 62.2% of) respondents reported Satisfied or Very satisfied.

Figure 9. Satisfaction with Neighbourhood Character Type allocated to selected address/locality (Survey)

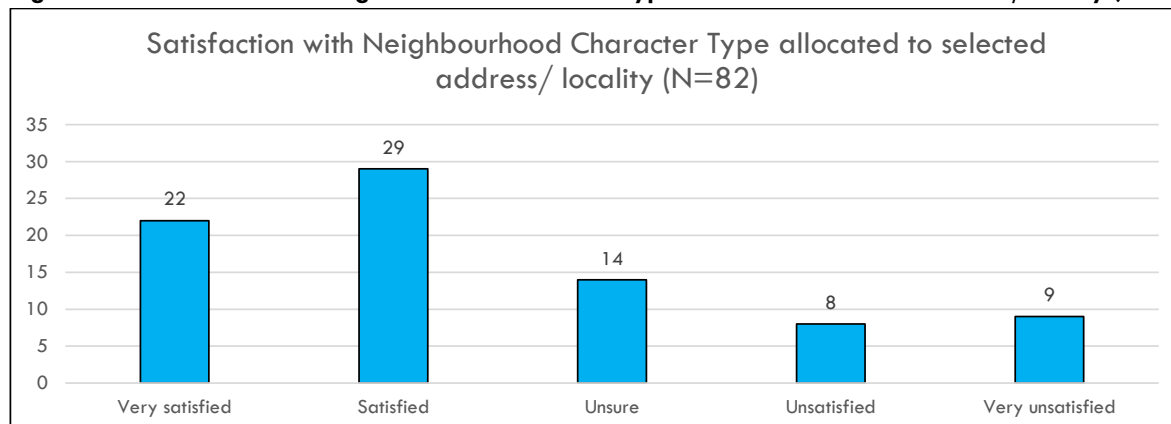


Table 5 draws together Neighbourhood Character Types with satisfaction ratings. It is noted that the number of responses for each Neighbourhood Character Type varied greatly. Mixed satisfaction ratings were reported for all Neighbourhood Character Types (except Garden Court 3 and Rural Residential 2 which attracted no survey feedback). The following results are apparent:

- Higher levels of satisfaction (proportionally): Bush Residential 1, Bush Residential 2, and Garden Residential
- Lower levels of satisfaction (proportionally): Garden Court 1, and Garden Court 2

Table 5. Neighbourhood Character Types with satisfaction ratings (Survey)

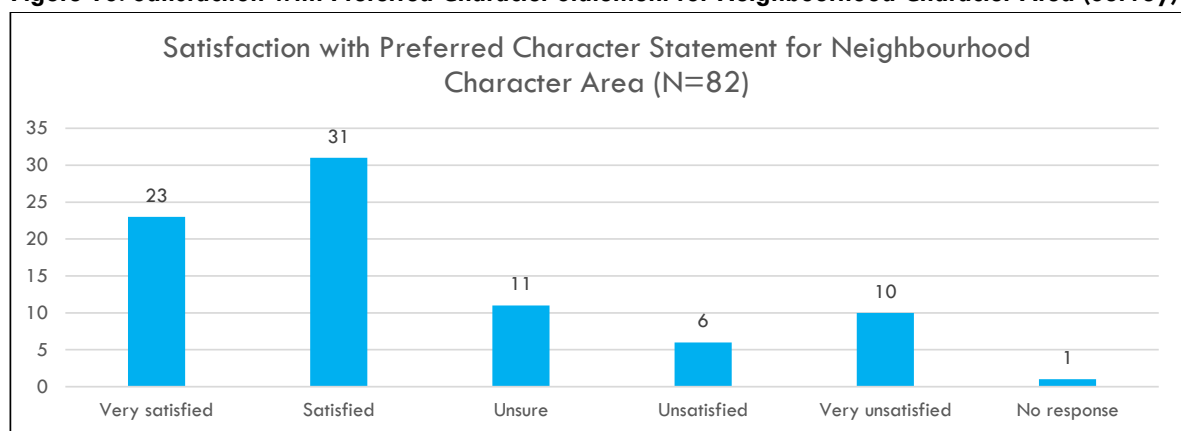
Neighbourhood Character Type	Very satisfied	Satisfied	Satisfied sub-total	Unsure	Unsatisfied	Very unsatisfied	Unsatisfied sub-total	Total
1 Bush Residential 1	12	6	18/72%	3	0	4	4/16%	25
2 Bush Residential 2	9	16	25/68%	7	5	0	5/14%	37
3 Garden Court 1	1	0	1/50%	0	1	0	1/50%	2
4 Garden Court 2	0	2	2/25%	2	1	3	4/50%	8
5 Garden Court 3	0	0	NA	0	0	0	N/A	0
6 Garden Residential	0	4	4/57%	1	1	1	2/29%	7
7 Rural Residential 1	0	1	1/50%	1	0	0	0/0%	2
8 Rural Residential 2	0	0	NA	0	0	0	N/A	0
Not stated	0	0	0	0	0	1	1	1
Total	22	29	51	14	8	9	17	82

Please note: Satisfaction ratings allocated by survey respondents/participants may relate entirely to the topic as listed in each question. However, given the diversity of views and range of concerns referenced in the personalised feedback, some of which is regarded as ‘out of scope’ feedback, it is also possible that satisfaction ratings have been affected by topics beyond the scope of the NCS and may be under-stated for some questions or townships.

Survey respondents were then prompted to provide the reasoning behind the satisfaction rating and/or what Neighbourhood Character Type might better represent the selected address and invited to provide a personalised response. All 82 respondents provided a response which referred to one or more topics. Given the specific and detailed nature of these responses, they have not been aggregated and are presented for each relevant Neighbourhood Character Area (i.e., Sections 4.3 to 4.14).

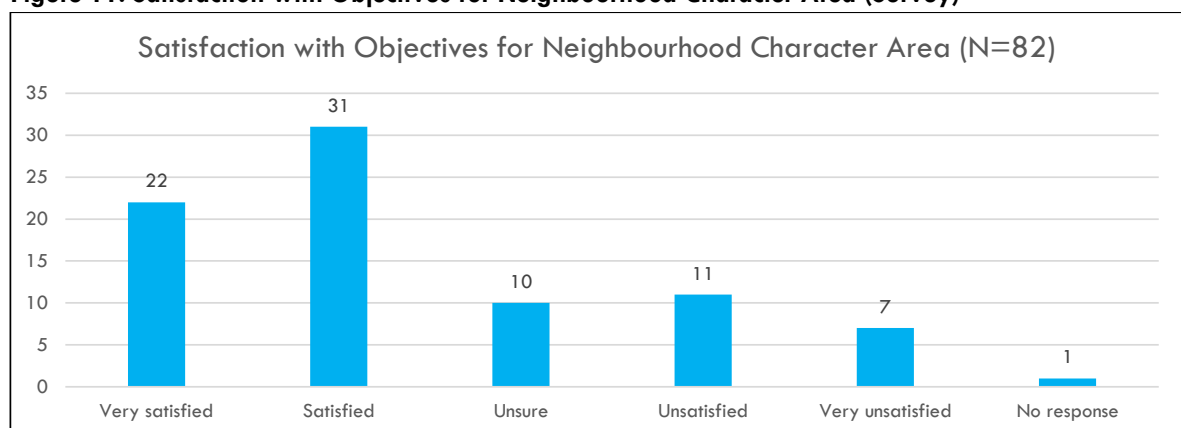
Survey respondents were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 10, 54 (or 65.9% of) respondents reported Satisfied or Very satisfied. One respondent provided no response.

Figure 10. Satisfaction with Preferred Character Statement for Neighbourhood Character Area (Survey)



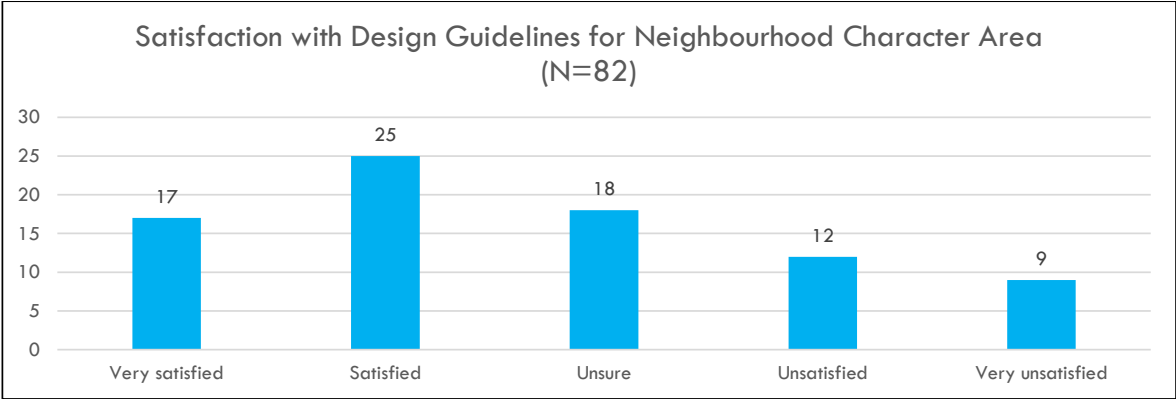
Survey respondents were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 11, 53 (or 64.6% of) respondents reported Satisfied or Very satisfied. One respondent provided no response.

Figure 11. Satisfaction with Objectives for Neighbourhood Character Area (Survey)



Survey respondents were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 12, 42 (or 51.2% of) respondents reported Satisfied or Very satisfied. One respondent provided no response.

Figure 12. Satisfaction with Design Guidelines for Neighbourhood Character Area (Survey)



Survey respondents were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines, and invited to provide a personalised response. 80 respondents provided a response which referred to one or more topics. Given the specific and detailed nature of these responses, they have not been aggregated and are presented for each relevant Neighbourhood Character Area (i.e., Sections 4.3 to 4.14).



4.3 Diamond Creek

This section presents the findings relating to Diamond Creek. **Seven survey respondents** commented on Diamond Creek. No **submissions** referred to Diamond Creek.

4.3.1 Key highlights for Diamond Creek

- Seven survey respondents nominated an address in **Diamond Creek** and all seven reported their connection as **live or own a property here**.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, respondents reported Bush Residential 2 (2 responses), Garden Court 1 (2), and Garden Court 2 (3).
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, respondents reported mixed views ranging from Very satisfied to Very unsatisfied. When elaborating their satisfaction ratings, respondents referred to:
 - Bush Residential 2: support for building height, fencings, trees, and vegetation. Some queries and concerns regarding 4m set back from side boundary and proposed zoning.
 - Garden Court 1: support for the Strategy and considering height of storeys from all angles.
 - Garden Court 2: mixed views including a preference for Bush Residential 2.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, 4 of 7 respondents reported Satisfied or Very satisfied.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, 6 of 7 respondents reported Satisfied or Very satisfied.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, 5 of 7 respondents reported Satisfied or Very satisfied.
- When elaborating their satisfaction ratings for **Preferred Character Statement, Objectives, and Design Guidelines**, participants referred to Neighbourhood Character Type allocated (2), Objectives (1), Heights of buildings and homes (1), Setbacks (2), and Front fencing and footpaths (1).

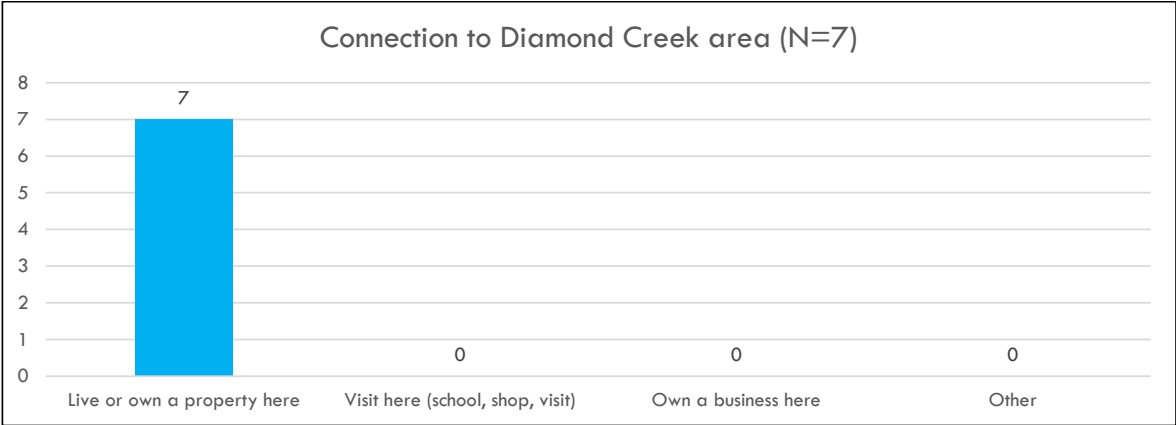
4.3.2 Connection to Diamond Creek

Survey respondents were required to nominate an address within the Study area and the seven respondents entered the following Street details in relation to Diamond Creek:

Street address	Street address
<ul style="list-style-type: none"> ▪ Citriodora Court ▪ Elgata Court ▪ Everleigh Drive ▪ Fyffe Street 	<ul style="list-style-type: none"> ▪ The Parkway ▪ Sidney Nolan Place ▪ Station Drive

Survey respondents selecting Diamond Creek were asked to indicate their connection to this township/ locality. As shown in Figure 13, all seven respondents (100%) reported they live or own a property here.

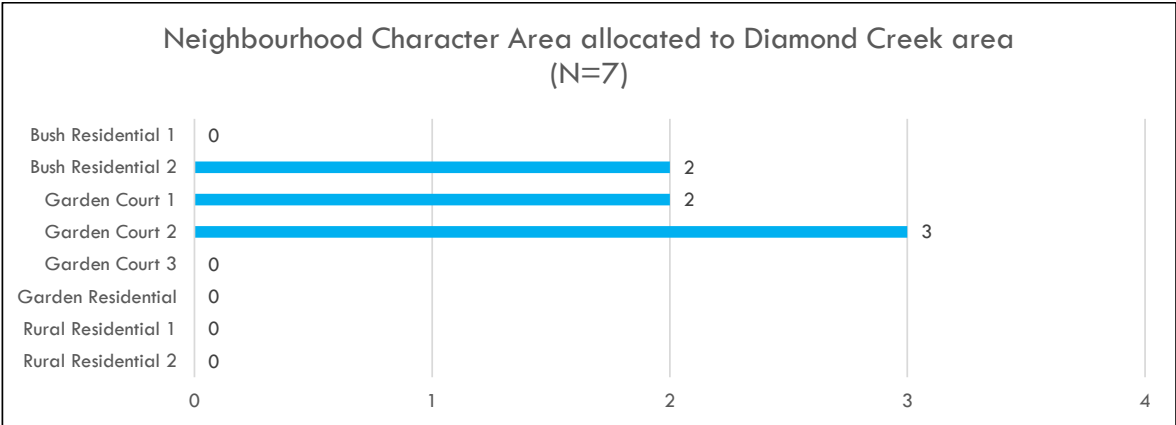
Figure 13. Connection to Diamond Creek area (Survey)



4.3.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

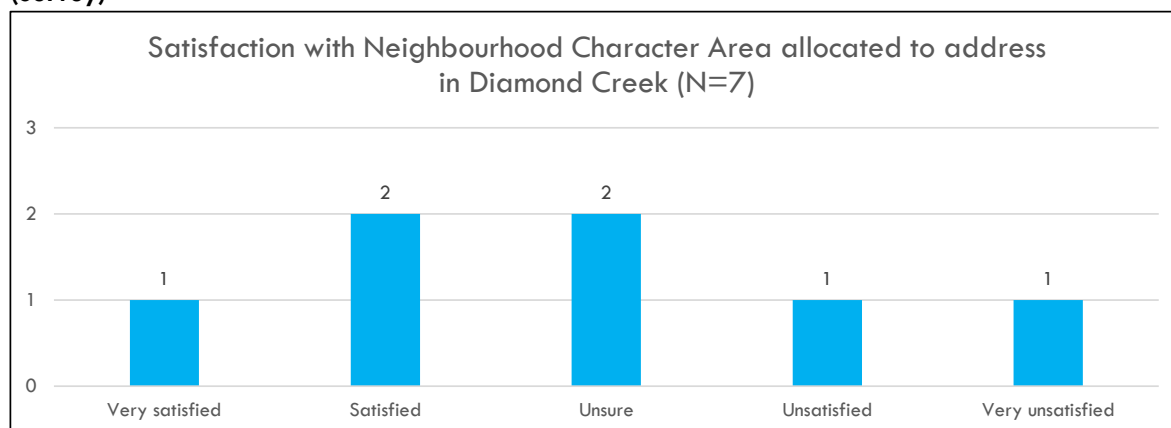
Survey respondents selecting Diamond Creek were asked to indicate the Neighbourhood Character Area allocated. As shown in Figure 14, respondents reported Garden Court 2 (3), Bush Residential 2 (2), and Garden Court 1 (2).

Figure 14. Neighbourhood Character Area allocated to selected address/locality (Survey)



Survey respondents selecting Diamond Creek were asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 15, respondents reported mixed views ranging from Very satisfied to Very unsatisfied.

Figure 15. Satisfaction with Neighbourhood Character Area allocated to address in Diamond Creek (Survey)



Survey respondents selecting Diamond Creek were then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. Seven respondents provided a response which referred to one or more topics.

Table 6 presents a summary of the findings from the analysis of the personalised feedback. The prescribed Neighbourhood Character Areas are listed as themes in **bold** and are followed by a descriptive summary which includes some verbatim wording of the relevant feedback grouped by satisfaction rating. For ease of reading, the Neighbourhood Character Areas have been numbered consistently throughout the report. Neighbourhood Character Areas attracting no feedback are shaded light grey. Respondents commented as follows:

- Bush Residential 2 referred to support for building height, fences, trees, and vegetation. Some queries and concerns regarding 4m set back from side boundary and proposed zoning.
- Garden Court 1 referred to support for the Strategy and considering height of storeys from all angles.
- Garden Court 2 referred to mixed views including a preference for Bush Residential 2.

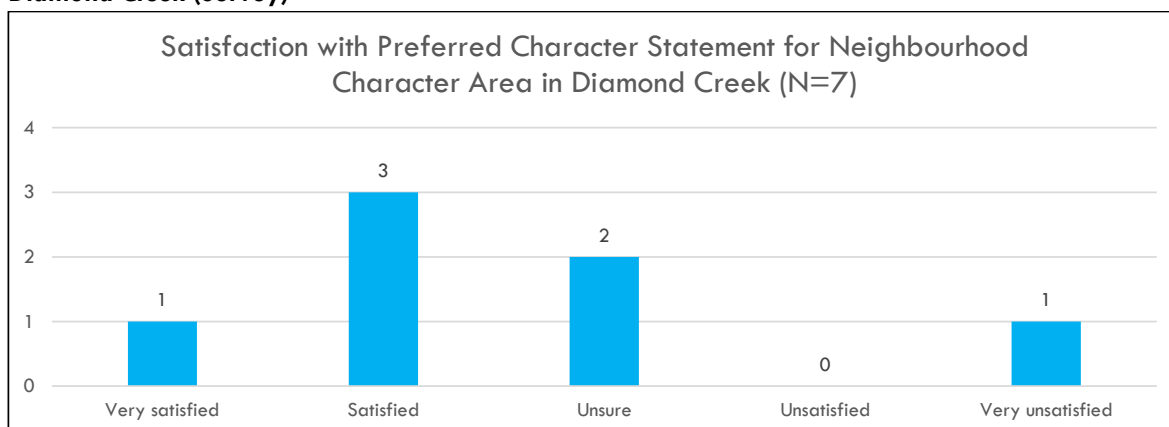
Table 6. Summary of themes and topics about allocated Neighbourhood Character Types for Diamond Creek (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=7)
1 Bush Residential 1	0
2 Bush Residential 2	
Satisfied: Like 1-2 storeys in height, low front fences, canopy trees and vegetation. Unsure: 4m setback from side boundary and applicability to open carports/ decks	2
Unsure: Opposing proposed zoning	
3 Garden Court 1	
Very satisfied: Strategy will retain pleasant neighbourhood character	
Unsatisfied: Consider storeys from all angles as this may impact lower neighbours	2
4 Garden Court 2	
Satisfied: Description matches the address	
Unsure: Prefer Bush Residential 2 like our neighbours, little difference in our blocks	3

Theme and descriptive summary of topics	No. of responses referencing Theme (N=7)
Very unsatisfied: Bush Residential 2 better represents Stanton Drive especially where property fronting Dering Street	
5 Garden Court 3	0
6 Garden Residential	0
7 Rural Residential 1	0
8 Rural Residential 2	0

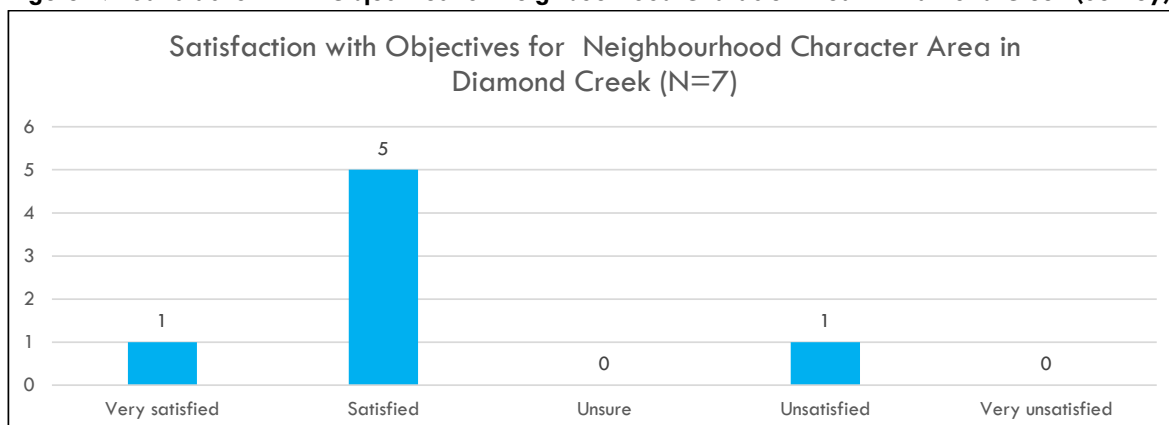
Survey respondents selecting Diamond Creek were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 16, four of seven respondents reported Satisfied or Very satisfied.

Figure 16. Satisfaction with Preferred Character Statement for Neighbourhood Character Area in Diamond Creek (Survey)



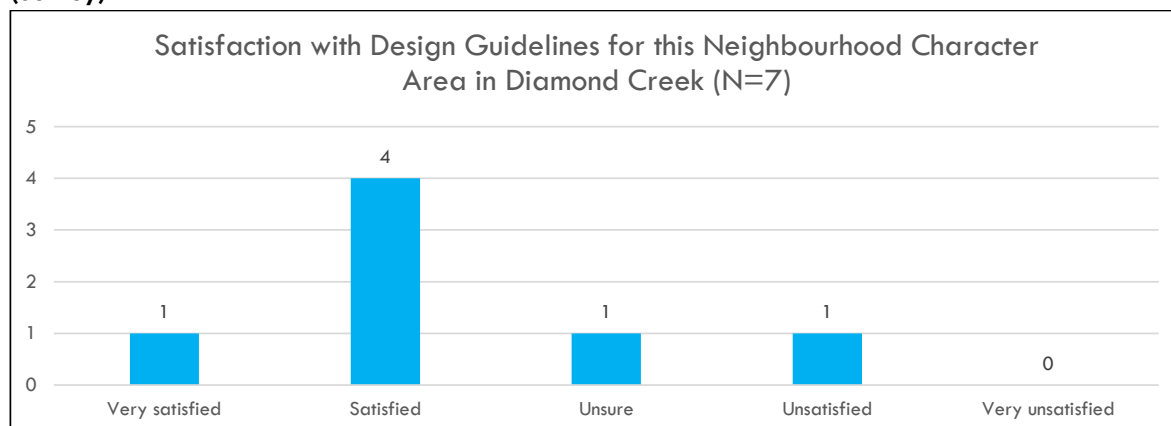
Survey respondents selecting Diamond Creek were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 17, six of the seven respondents reported Satisfied or Very satisfied.

Figure 17. Satisfaction with Objectives for Neighbourhood Character Area in Diamond Creek (Survey)



Survey respondents selecting Diamond Creek were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 18, five of seven respondents reported Satisfied or Very satisfied.

Figure 18. Satisfaction with Design Guidelines for Neighbourhood Character Area in Diamond Creek (Survey)



Survey respondents selecting Diamond Creek were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. Seven respondents provided a response which referred to one or more topics.

Table 7 presents a summary of the findings from the analysis of the personalised feedback. Themes in **bold** include Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features and are followed by a descriptive summary which includes some verbatim wording. For ease of reading, the themes been numbered consistently throughout the report. Themes attracting no feedback are shaded light grey. Themes most frequently referenced include Neighbourhood Character Type allocated (2), Objectives (1), Heights of buildings and homes (1), Setbacks (1), and Front fencing and footpaths (1).

Table 7. Summary of themes and topics about Precinct Profiles for Neighbourhood Character Areas (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=7)
1. Neighbourhood Character Type allocated: Seems okay, would prefer to be classed as something more rural. As a minimum, Bush Residential should apply to all areas of Diamond creek outside a 500m radius from the rail station, except areas for existing shops and light industrial or sporting	2
2. Preferred Character Statement	0
3. Objectives: Generally satisfied but think the objectives and the decision guidelines need to be stronger and clearer (more specific about tree ratios).	1
4. Design Guidelines	0
Neighbourhood Character features	
5. Vegetation (like gardens, trees, plants, bush):	0

6. Built form (how buildings/homes look)	0
7. Street layout (configuration, subdivision pattern)	0
8. Heights of buildings and homes: 1-2 storey height of dwellings in this zone eliminates the worry of multi storey buildings taking over this leafy suburb	1
9. Streetscape (how the street/road looks)	0
10. Setbacks (how far buildings/homes are set back from the street): Outcomes need to be achievable - some precincts seek 4 metre setbacks for canopy trees, which is insufficient for a large canopy tree. This needs to be considered carefully if it is being implemented via the Planning Scheme and used to assess planning applications. Unsure about insisting garages must go to the side	2
11. Front fencing and footpaths: Currently many streets do not have footpaths on each side which is misleading	1
12. Topography (mountains, hills, creeks)	0
13. Views	0
Other	
14. Implementation and enforcement: What is proposed needs to be robust, clear and useable in statutory planning decision making to ensure the character of neighbourhoods is retained and protected in future	1
15. General: Only applies to residential addresses and is undone by character destroying public facilities (1)	1

4.3.4 Other feedback for Diamond Creek

Survey respondents selecting Diamond Creek were asked to provide any general or other feedback. Five respondents provided the following paraphrased comments.

- Draft Strategy is on the right track. Prefer the entire area around Dering and Fyffe Streets, including the land directly impacting the existing residents of those streets, such as Stanton Drive, classified as Bush Residential 1 or 2. We do not need or want medium to high density housing and the infrastructure does not allow for this.
- Found about this draft Strategy through Nillumbik News delivered yesterday, short time frames for feedback.
- Our part of Diamond Creek, which is St Helena, should be clearly identified. As St Helena crosses into Banyule, it could be named 'St Helena East' or 'North'.
- New buildings to be restricted to two storeys maximum. Regardless of the view from street level, back of property height also needs to be considered. Reference new building guidelines/standards regarding steps for disabled access.
- Strategy is a great concept with good guidelines on what is expected in each category. The guidelines should stay as guidelines as it is ultimately up to the landowners how their property looks.

4.4 Eltham

This section presents the findings relating to Eltham. **Forty-five survey respondents** commented on Eltham. Insights from 15 relevant **submissions** are also outlined here.

4.4.1 Key highlights for Eltham

- 45 survey respondents nominated an address in **Eltham** and 44 reported their connection as **live or own a property here** and one respondent identified as a **Visitor**.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, respondents reported Bush Residential 1 (7 responses), Bush Residential 2 (28), Garden Court 2 (1), Garden Residential (7), Rural Residential 1 (1), and No response (1).
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, most respondents (29 or 64.4%) reported being Satisfied or Very Satisfied although mixed views were evident. When elaborating their satisfaction ratings, respondents referred to:
 - Bush Residential 1: referred to support for character description, respect for indigenous trees and natural views. Concerns about recent buildings and opposing development and a query relating to the classification of Godalmin Street.
 - Bush Residential 2: referred to support for description, balance of residential density with the local and expanding environment/landscapes. New development not exceeding two-storeys and balancing subdivisions with retaining bush character, large canopy trees and vegetation. Strengthening wording in Guidelines. Concerns about recent subdivisions, loss of trees and tree coverage, and townhouses that are unsympathetic to character. Need to recognise the bush garden character of Woodridge subdivision.
 - Garden Court 2: queried classification of Dobell Drive.
 - Garden Residential: referred to support for description except the statement around footpaths being on both sides of the street and absence of reference to old miner's cottages. Concerns about recent instances where sites were cleared of all vegetation, some areas having steep slopes so garages below are practical and siting setback seems unnecessary. Request to tighten some language and correct some inaccurate attributes (road width and footpaths). Query about a reclassification to Bush Residential 2.
 - Rural Residential 1: referred to retaining and restoring the Bush Residential Character Area, significant high vegetation, canopy trees and unique architectural history.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, most respondents (31 or 68.9%) reported being Satisfied or Very Satisfied although mixed views were evident.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, most respondents (30 or 66.7%) reported being Satisfied or Very Satisfied although mixed views were evident.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, most respondents (23 or 51.1.7%) reported being Satisfied or Very Satisfied and mixed views were evident.
- Participants referred to a range of topics / views when elaborating their satisfaction ratings for **Preferred Character Statement, Objectives, and Design Guidelines**. When elaborating their satisfaction ratings, themes most frequently referenced include Design Guidelines (13), Objectives (7), Neighbourhood Character Type allocated (4), Preferred Character Statement (2), Vegetation (5), Built form (5), and Heights of buildings and homes (2), and Front fencing and footpaths (1).
- In relation to **Neighbourhood Character Area**, submission participants referred to connections between development and loss of vegetation, trees, understory, and tree canopy, need for private open space,

gardens, and yards. Requests for clarity around some descriptions and statements including building height (storeys).

- In relation to **Preferred Character Statement, Objectives, and Design Guidelines**, submission participants queried some wording, set back from roads, and requested wording be strengthened for ease of interpretation and enforcement. Participants raised concerns regarding loss of tree canopy with new developments and emphasised landscaping and garden areas.

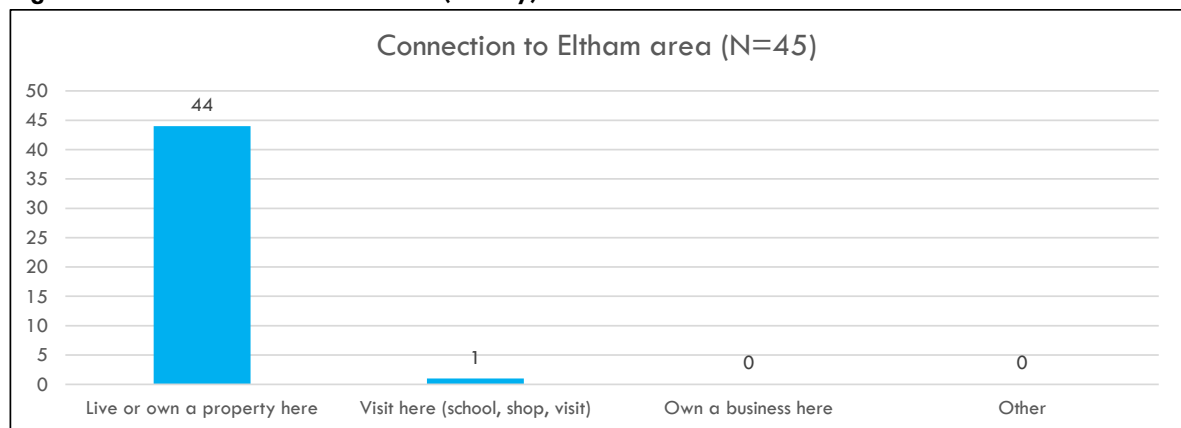
4.4.2 Connection to Eltham

Survey respondents were required to nominate an address within the Study area and 44 respondents entered the following details in relation to Eltham. One respondent entered “Kangaroo ground to Strathewan”.

Street/Area	Street/Area
<ul style="list-style-type: none"> ▪ Andrews Street ▪ Beard Street (4) ▪ Bible Street ▪ Bird Street ▪ Bridge Street ▪ Brougham Street ▪ Catherine Court ▪ Cromwell Street ▪ Delmuir Close ▪ Dobell Drive ▪ Elouera Close (2) ▪ Eucalyptus Road ▪ Franklin Street ▪ Godalmin Street ▪ Grove Street ▪ Helene Street ▪ Ibsley Square 	<ul style="list-style-type: none"> ▪ Kent Hughes Road ▪ Kerby Street ▪ Kirwin Avenue (5) ▪ Lavender Park Road ▪ Livingstone Road (2) ▪ Macaulay Court ▪ Monclaire Court ▪ Mount Pleasant Road ▪ Park Road ▪ Park West Road ▪ Ryans Road ▪ Silver Street (2) ▪ Swan Street ▪ Warringah Crescent ▪ Tadema Crescent ▪ York Street (2)

Survey respondents selecting Eltham were asked to indicate their connection to this township/ locality. As shown in Figure 19, 44 of 45 respondents reported they Live or own a property here. One respondent identified as a Visitor.

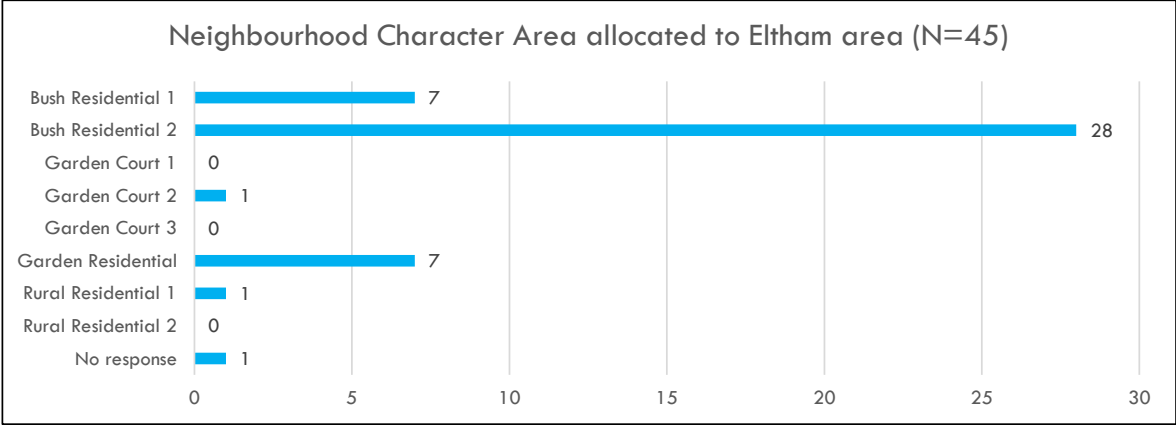
Figure 19. Connection to Eltham area (Survey)



4.4.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

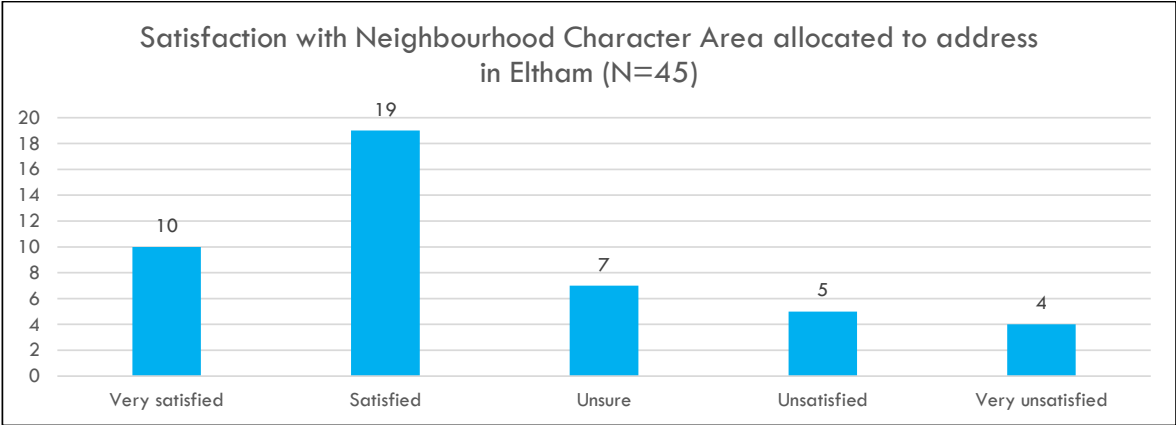
Survey respondents selecting Eltham were asked to indicate the Neighbourhood Character Area allocated. As shown in Figure 20, most respondents reported Bush Residential 2 (28), followed by Bush Residential 1 and Garden Residential (7 each).

Figure 20. Neighbourhood Character Area allocated to selected address/locality (Survey)



Survey respondents selecting Eltham were asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 21, while most respondents (29 or 64.4%) reported being Satisfied or Very Satisfied, mixed views were evident.

Figure 21. Satisfaction with Neighbourhood Character Area allocated to address in Eltham (Survey)



Survey respondents selecting Eltham were then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. Forty-five respondents provided a response which referred to one or more topics.

Table 8 presents a summary of the findings from the analysis of the personalised feedback. The prescribed Neighbourhood Character Areas are listed as themes in **bold** and are followed by a descriptive summary which includes some verbatim wording of the relevant feedback grouped by satisfaction rating. For ease of reading, the Neighbourhood Character Areas have been numbered consistently throughout the report. Neighbourhood Character Areas attracting no feedback are shaded light grey. Respondents commented as follows:

- Bush Residential 1 referred to support for character description, respect for indigenous trees and natural views. Concerns about recent buildings and opposing development and a query relating to the classification of Godalmin Street.
- Bush Residential 2 referred to support for description, balance of residential density with the local and expanding environment/landscapes. New development not exceeding two-storeys and balancing subdivisions with retaining bush character, large canopy trees and vegetation. Strengthening wording in Guidelines Concerns about recent subdivisions, loss of trees and tree coverage, and townhouses that are unsympathetic to character. Need to recognise the bush garden character of Woodridge subdivision.
- Garden Court 2 queried classification of Dobell Drive.
- Garden Residential referred to support for description except the statement around footpaths being on both sides of the street and absence of reference to old miner's cottages. Concerns about recent instances where sites were cleared of all vegetation, some areas having steep slopes so garages below are practical and siting setback seems unnecessary. Request to tighten some language and correct some inaccurate attributes (road width and footpaths). Query about a reclassification to Bush Residential 2.
- Rural Residential 1 referred to retaining and restoring the Bush Residential Character Area, significant high vegetation, canopy trees and unique architectural history.

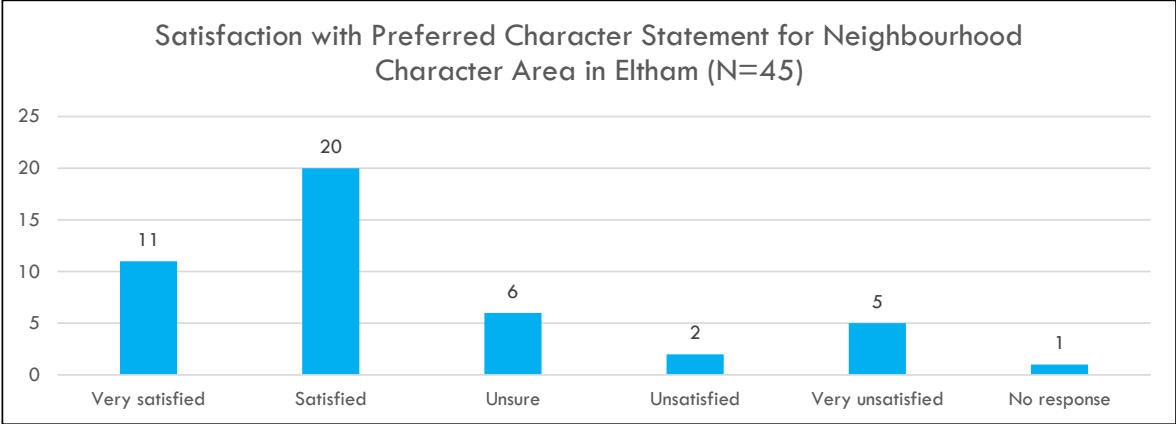
Table 8. Summary of themes and topics about allocated Neighbourhood Character Types for Eltham (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=45)
1 Bush Residential 1	
Very satisfied: Like the character description, space and respect for indigenous trees and natural views. These criteria are ideal for most of Eltham, oppose development in Eltham anywhere.	7
Satisfied: Description and approach adequately capture the area feel. An earlier approach may have seen modifications to some newer buildings that do not belong.	
Unsure: Unable to determine the differences between this and Bush Residential 2. Godalmin Street has bush character.	
Very unsatisfied: Another C108 fiasco in the making, Council to respect ratepayers.	
2 Bush Residential 2	
Very satisfied: Suitable description, best match for this area as it balances residential density with the local and expanding environment/landscapes. Retaining existing character is essential and any new development must not exceed a two-storey limit. Best match for area, reflects the nature of development and preferred area character for the future.	28
Satisfied: Adequately and accurately described, objectives limit high density developments, retain bush character and there are references to large canopy trees and vegetation. Need to balance subdividing existing large blocks (to address housing shortages) with retaining neighbourhood character. Development needs to be controlled, subdivisions must create blocks at least 900sm (with one dwelling and space for plantings, privacy, and yards with vegetation). Multiple dwellings per block are inconsistent with the area, avoid the over-development evident in other areas. Native tree plantings on nature strips to be consistent with Bush Residential 1 to maintain character. Guidelines are open to interpretation and using language such as "will" or "must" may assist with regulation. Concerns about driveway provision and some unkempt properties.	

Theme and descriptive summary of topics	No. of responses referencing Theme (N=45)
Unsure: Strategy may be too late as the reality for this area is subdivisions, loss of trees and tree coverage, and new townhouses that are unsympathetic to character. Strategy must be enforced, or bush will become garden.	
Unsatisfied: Appropriate for this Eltham area. Diminished native plantings and tree canopy and dual dwellings are inconsistent with Strategy (no space between buildings, streetscape to celebrate bush residential objectives). Would prefer to be an area in Bush Residential 1 like Withers Way. Ignores bush garden character of Woodridge subdivision area and covenants requiring predominantly brick dwellings and no front fence.	
3 Garden Court 1	0
4 Garden Court 2	
Very unsatisfied: Currently have SLO and SLO2 overlays. Dobell Drive is like Wombat Drive with large blocks, very low density, yet it has a different rating.	1
5 Garden Court 3	0
6 Garden Residential	
Satisfied: Looks good, description is reasonable, and generally reflects the preferred characteristics of the local area. Hopefully an improvement on recent years where sites were cleared of all vegetation and hard stand covered the earth. Prefer vegetation, permeability, articulated building structures. The 'presence of paved footpaths on either side of the street' is incorrect, instances of one or no footpath.	7
Unsure: Description of area south of the Eltham Activity Centre misses old miner's cottages (not all 'post war' dwellings). Many roofs are flat or with low pitch which prevent mid-century sympathetic architecture and favors 'Hampton' styles. Many streets are narrow with no footpath (York Street, John Street, Franklin Street, and Napoleon Street). Some areas have steep slopes (Macaulay Court), garages below are practical in these areas. Few houses are not parallel to the street and this siting setback seems unnecessary.	
Unsatisfied: Language is loose, and some attributes are inaccurate (road width and number of footpaths). Unsuitable properties include those between Dalton Street and Mt Pleasant Road (trees, style of properties, surrounded by BG precinct).	
Very unsatisfied: My property and surrounding properties should be reclassified Bush Residential 2.	
7 Rural Residential 1	
Satisfied: New proposed Strategy seems to respect and retain the values and objectives in the 2001 residential design guidelines. Bush Residential Character Area must be supported to retain and restore its significant high vegetation and canopy trees and Eltham's strong arts and celebrated unique architectural history. Trees must not be replaced with obtrusive, cheap, and poorly designed townhouses.	1
8 Rural Residential 2	0

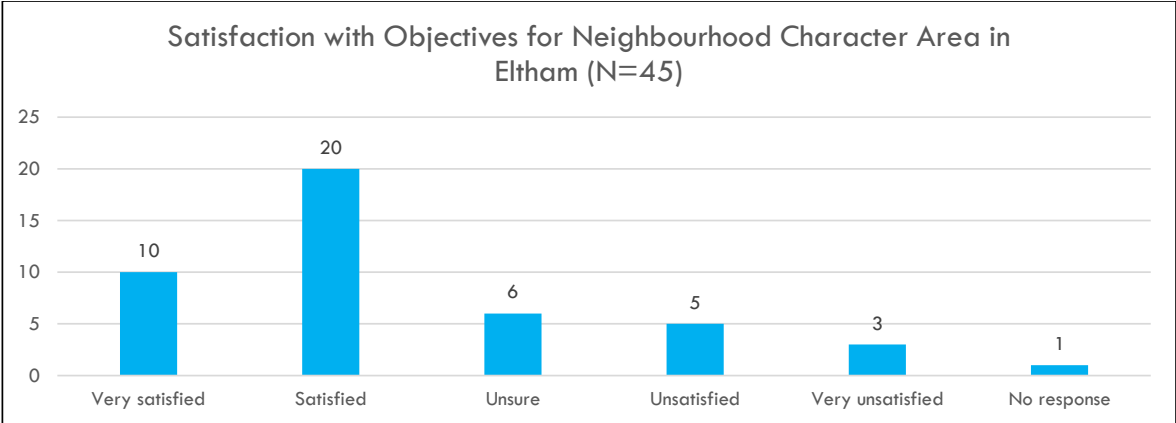
Survey respondents selecting Eltham were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 22, while most respondents (31 or 68.9%) reported being Satisfied or Very Satisfied, mixed views were evident.

Figure 22. Satisfaction with Preferred Character Statement for Neighbourhood Character Area in Eltham (Survey)



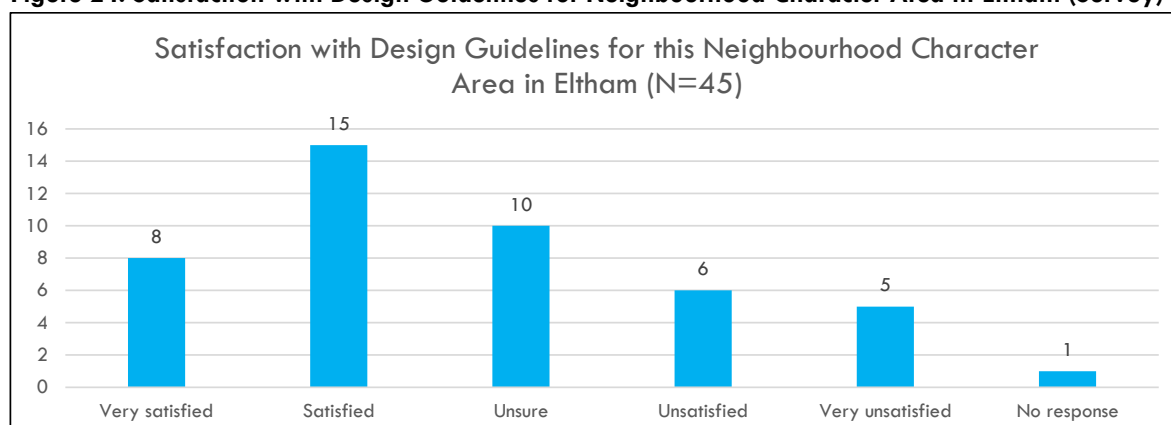
Survey respondents selecting Eltham were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 23, while most respondents (30 or 66.7%) reported being Satisfied or Very Satisfied, mixed views were evident.

Figure 23. Satisfaction with Objectives for Neighbourhood Character Area in Eltham (Survey)



Survey respondents selecting Eltham were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 24, around half of the respondents (23 or 51.1.7%) reported being Satisfied or Very Satisfied and mixed views were evident.

Figure 24. Satisfaction with Design Guidelines for Neighbourhood Character Area in Eltham (Survey)



Survey respondents selecting Eltham were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. Forty-three respondents provided a response which referred to one or more topics.

Table 9 presents a summary of the findings from the analysis of the personalised feedback. Themes in **bold** include Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features and are followed by a descriptive summary which includes some verbatim wording. For ease of reading, the themes been numbered consistently throughout the report. Themes attracting no feedback are shaded light grey. Themes most frequently referenced include Design Guidelines (13), Objectives (7), Neighbourhood Character Type allocated (4), Preferred Character Statement (2), Vegetation (5), Built form (5), and Heights of buildings and homes (2), and Front fencing and footpaths (1).

Table 9. Summary of themes and topics about Precinct Profiles for Neighbourhood Character Areas (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=45)
1. Neighbourhood Character Type allocated: It is appropriate and respects the traditional developments in the area. Satisfied with keeping the bush character. Bush Residential 2 is a more accurate description of neighbourhood character around my property. Concerns that splitting streets into different areas will impact streetscapes (Sheffield Street).	4
2. Preferred Character Statement: PCS must be stronger and simplified, replace "New development positively responds to the predominantly low scale" with "any new development must be restricted to two storeys". Prefer low scale dwellings not predominately one to two storey dwellings as interpretation may permit higher multi-level residential buildings to be constructed. This description is inconsistent with "Built form reflects the low scale dwellings, using simple building forms with neutral building materials sympathetic to the existing weatherboard and brick dwellings".	2
3. Objectives: Objectives align with my views and objectives to retain existing vegetation and planting new indigenous trees are supported. Objectives should	7

<p>be mandatory not preferred goals. Objectives are a bit loose, and state "should" which is vague and open to interpretation.</p> <p>a. Suggestions: add statement to reinforce more strongly the spacing between dwellings as outlined in Objective 4. This prevents higher density developments. Also maintain and further develop the existing tree canopy. Provide more clear information on bulk of new dwellings and side setbacks to ensure they do not impose on neighbours or clash with existing character.</p> <p>b. Concerns or queries: lack of definitive guidelines in the objectives listed (i.e., to ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings).</p>	
<p>4. Design Guidelines: Reads well as guidelines for future development, intention is good, aligns with my views, and preserves green space. Support having a large indigenous/native tree for every 100m² to maintain and improve existing tree canopy.</p> <p>a. Suggestions: Guidelines are a bit loose, open to interpretation and could be more prescriptive and specify what is unacceptable and cannot be done (maximum unit density or building height). Tighten and strengthen language (i.e., encourage, natural materials, complement, predominantly) so it can be transferred into meaningful actionable statements in schedules to zones and ResCode. Change wording to "will" or "must" to reinforce and support guidelines and assist with regulation. More definitive and clear rule statements to avoid inappropriate higher density development. Ratio of vegetation coverage to building and driveways/paths. More specific details regarding separation between buildings and achieving the purpose of separation. Incorporate passive design elements such as eaves and building height. Suggested minimum setbacks from side boundaries should be larger. More information on the size of lots to ensure that there is substantial space between dwellings. Stronger protection of privacy, open space, tree canopy and vegetation that homes currently enjoy.</p> <p>b. Concerns or queries: Inaccuracies character attributes in particular style of roads, presence of footpaths and inappropriate property inclusion in southern section of precinct. Ambiguous for developers building on newly subdivided battle-axe blocks where new dwellings are concealed but impinge on the bush character. No mention of heritage building designs. Guidelines (Building height and form) encourage acceptance of and development of one to two storey buildings in contrast to the draft preferred Character Statement (Built form reflects the low scale dwellings). Buildings should be designed to follow the topography of the land encourages the use low scale dwellings.</p>	13
Neighbourhood Character features	
<p>5. Vegetation (like gardens, trees, plants, bush): Good to reference large canopy trees and vegetation and keep the greenery. Would like sufficient and reasonable protections for existing trees and the establishment of new trees and growth as properties are developed. Or a statement that trees cannot be removed as replanting a few after development impacts the neighbourhood. It Would like more natives planted by Council along the nature strips.</p>	5
<p>6. Built form (how buildings/homes look): Prefer no apartments or subdivisions. Concerns or queries about only pitched roofs, mixed building codes. Disregards Woodridge subdivision area covenants of predominant brick dwelling. Dobell Drive character is large, bush-type blocks and does not reflect medium density or multi dwellings of Garden Court 2, unlike adjacent streets (Landscape Court).</p>	5
<p>7. Street layout (configuration, subdivision pattern)</p>	0

8. Heights of buildings and homes: Support emphasis on one to two storey housing, but mostly single storey housing. Retain height limits of 7.5m as per former Bush Garden character assigned to this area under SLO3.	2
9. Streetscape (how the street/road looks)	0
10. Setbacks (how far buildings/homes are set back from the street)	0
11. Front fencing and footpaths: Disregards Woodridge subdivision area covenants of no front fence.	1
12. Topography (mountains, hills, creeks)	0
13. Views	0
Other	
14. Implementation and enforcement: Sounds good, please use and enforce when approved. Permit the notification of tree removal via a Council app in real time. Enforcement will help our area, although a lack of adherence to landscaping is evident across Nillumbik.	4
15. General: See previous comment (4), Cannot determine differences between 1 and 2 (1), Incomplete coverage of Nillumbik (1), Difficult to respond to such an in-depth report (1), and Do not dictate to ratepayers (1)	8

12 submission participants provided the following personalised (paraphrased) feedback in relation to the allocated Neighbourhood Character Areas for Eltham:

- **Submission 1:** Where a house was replaced with 3 townhouses (corner of Bird Street and Ryans Road), is an excellent development and could be used as a template. Some canopy trees were left, each unit had a small front and back yard with native planting on the nature strip. Over time, vegetation and tree canopy has reduced due to the removal of large gum trees and vegetation being removed with demolished houses. New developments need room to plant future canopy, understory and vegetation must be saved to retain neighbourhood character.
- **Submission 4:** Want the character maintained, shared, and enjoyed. The draft Strategy is on the right track with key concerns, trees, preservation of green spaces, limits, and guidelines for building. Enforcement is critical to restrict future damage. Suggestions: care about the small things (blended in small additions make a big difference to character); keep reserves and green spaces safe from development; new buildings are not built fence to fence (room for larger trees and canopy tree growth); more mud brick should be in the plan; establish a group of local people to provide input into new and public developments; keep the green expanding by having a planting element including canopy trees where possible.
- **Submission 5:** Request to extend Bush Residential 2 to include properties surrounded by Park West Road, Batman Road, Sheffield Street, Stanley Avenue, and Helene Street (proposed as Garden Residential).
- **Submission 7:** Support broad aims of draft NCS although it needs to reflect the dimension of the community feedback (see pp. 28 and 29).
- **Submission 10:** Bush Residential 1 summary character is very different to Bush Residential 2. Queries whether a 'formally landscaped garden' is suitable for a Bush Residential area. Vegetation, understory, trees, bush and habitat for small animal and birdlife are an essential part of neighbourhood character.
- **Submission 14:** Suggests some location identification information and emphasis needs to change, including the divisions between Bush Residential 1 and Bush Residential 2 precincts in Eltham. Area commonly called South Eltham (i.e., around Monsalvat and Lavender Park Road) is not explicitly referenced unlike Eltham North. Character is more about the place not the name. The Ryans Road boundary is convenient but arbitrary to divide Bush Residential 1 and Bush Residential 2. Consider major boundaries in the context of natural boundaries.

- **Submission 17:** Change Garden Residential area into Bush Residential 2 or rename the zone as Bush Residential 3.
- **Submission 18:** The preferred statement for Garden Residential contains 'reflects the low scale dwellings' while the preferred character for all precincts claims to be for 'predominantly 1-2 storey dwellings.' It is unlikely most Eltham residents prefer dwellings of more than two storeys. The suggested 'Implications for Guidelines' regarding the threats is positive, but the wording needs strengthening (i.e., identify, should, consider, encourage, discourage, reflect), to be clear and unambiguous. Needs more clarity around 'identified for increased housing growth.' Improve neighbourhood character by protecting trees, canopy trees, large gardens, and habitat; including new vegetation and trees in new developments and integrate developments into surrounding landscape. Limit subdivisions; keep larger blocks and setbacks; prioritise low rise/ single storey and low density. 'Inconsistent Colours and Materials' is another major issue.
- **Submission 19:** Dwellings greater than two storeys do not fit current neighbourhood character. The statement used in the draft Strategy does not rule out existing three storey dwellings. Strengthen the wording to protect neighbourhood character when development plans are objected to by Nillumbik Council and reach VCAT.
- **Submission 21:** Preserve the pleasing environment. Section on key issues and threats is detailed, protect what is left. Shire to implement Strategy rigorously protect remaining tree canopy. Council to advocate to the State Government to reconsider aspects of the state planning scheme that override the decisions Council makes in favour of opposition to unsuitable development.
- **Submission 22:** Abolish the Urban Growth Boundary. Create and impose a Population Policy for Zero Population Growth. Restore Eltham to the original intention of a single, intact, Green Wedge, whereby a variable and natural neighbourhood character would be infinitely possible.
- **Submission 24:** Need more precise wording of the provisions in BR2 regarding colour palette, particularly for Woodridge Estate. Clarify whether building heights exceeding two storeys may be permitted in the Woodridge Estate. The requirement in BR2 to minimise paving in front yards does not address hard landscaping and practicality for steep slopes. Strategy to prevent development of large single dwellings inconsistent with the current neighbourhood character of the Woodridge Estate. Council to strengthen the relevant planning controls via new overlays or changes as suggested in the Draft Strategy.

Eight submission participants provided the following personalised (paraphrased) feedback in relation to Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features for Eltham:

- **Submission 4:** Change and strengthen some wording that could be interpreted to the detriment of the character of Eltham. Protect the character regarding the number of storeys for dwellings. Not all streets have or need footpaths on both sides.
- **Submission 7:** Recognise community values (sense of community contributes to health and wellbeing, and a sense of belonging) in the Objectives and Design Guidelines. Objectives and design guidelines to guide and support better built form outcomes, include a more holistic approach, social and environmental built form outcomes. The ability to translate these aspirations is not reflected (see pp. 94 and 95). Developments to be assessed against elements that promote built form outcomes that encourage social interaction, a sense of place, care for the land, ageing in place, sharing of facilities (outdoor and indoor) and utilities, being eco-friendly. Consider housing diversity.
- **Submission 10:** Design Guidelines refer to the Nillumbik Live Local Plant Local Guide which lists indigenous plants (indigenous to Nillumbik) not just natives, replace 'native' with 'indigenous'.
- **Submission 12:** All houses to be limited to a maximum of 7.5m in height; properties over 0.75 acres to have more responsibility to not over-develop, land and site area covered by buildings limited to 30% with at least 50% of the site as permeable surface; and define "open style" fence.
- **Submission 13:** Concerned that new development is leading to a loss of tree canopy contributes to increased urban temperatures resulting from climate change. Recognise the deficiencies of the planning policy in addressing loss of vegetation and canopy trees including lack of requirement for open soil for

garden beds, canopy trees and understorey vegetation. Strategy to recognise and actively advocate for a change to State policy to better address loss of native vegetation and canopy trees resulting from residential subdivisions.

- **Submission 17:** More detailed landscaping plan is needed to retain the bush feel. House setback is insufficient for vegetation to create a green wall between a footpath and the house. More details are required about the needed separation between dwellings in a multi building project.
- **Submission 19:** No mention of setback from the road which could be equal to or greater than that of existing dwellings in the area. The distance between existing and planned dwellings should consider bushfire risk. As State government rules permit trees within 10m of a dwelling to be removed. Gardens and landscaping statement to be strengthened (should not exceed 40 per cent).
- **Submission 20:** Concerns about lack of rules regarding boundary setbacks, space between buildings and garages, neighbouring properties could have both boundaries with no setbacks. Set back need to be stated for entire property. Too much leeway for buildings to be developed ahead of trees. Developments should fit-in with current canopy, be downsized or not allowed. Offsets must be provided on-site; means canopy could be placed on one location on the site. Need for clear guidelines, objectives, and stronger wording (i.e., When more than one dwelling is proposed provide sufficient separation between each dwelling to allow for the planting of canopy trees, and other native vegetation - what is sufficient, what are canopy trees? New Development and car parking access should not be seen to dominate the site when seen from the front streetscape'?) Objectives state, 'provide spacious front garden setbacks', but design responses have nothing regarding this point. A clear point should be made to make garden setbacks with canopy trees a feature of the area. Use medium scale dwellings in diagrams and pictures. All native or indigenous trees should be retained ahead of buildings and when not due to health of tree, replacement plantings should occur as close as possible to vegetation removed. Eaves required for new homes to cool homes as temperatures increase.

4.4.4 Other feedback for Eltham

Survey respondents selecting Eltham were asked to provide any general or other feedback. 25 respondents provided the following paraphrased comments.

- A 123-page report and you want public engagement? How many people do you really think are going to go through this report, overlay intricacies and jargon? Have lived in the area for 40 years and the property subdivisions are choking the already busy roads of Eltham and removing vegetation that makes our area beautiful. Stop the subdivision in Eltham!
- Bring it on and enforce them.
- Concerned the wording "predominantly" one to two storey dwellings (point 1 in Neighbourhood Character Objectives) implies dwellings other than one to two storeys exist. This ambiguity may be exploited by developers.
- Definition of modern architecture is too broad. Three storeys are too high even in central Eltham. Bush residential summary is too broad and fails to recognise the mix of formally landscaped and informal native gardens. Thank you for working to preserve Eltham's valued and unique history and character. The trees, Alistair Knox's legacy and the arts community are worth celebrating and protecting.
- Don't allow split blocks with townhouses in this area and it will keep looking good, thanks.
- Generally happy with what has been prepared to date and appreciate the opportunity to express concerns. Hope all resident concerns and suggestions are noted and incorporated into the next phase of the process.
- How enforceable will these be?
- Concerned my area has not been zoned as it should have and that neighbourhood character objectives that state "new developments reflect the preferred built form, characterised by predominantly one to two storey dwellings". Be more precise and state "only one to two storeys" to restrict future height. The wording needs to be stronger to protect the environmental look and feel and reworded to reflect this.

Regarding building materials, it states predominantly brick or render and other contemporary materials and this is imprecise to retain the environmental earthy feel of Eltham in relation to colours and more rustic materials such as stone and timber. Our street has seen some inappropriate developments that show what occurs when guidelines are not clear and adhered to. Be more precise to retain the look that makes Nillumbik (Eltham) so unique and special, and is why most of us chose to live here.

- It is important the Preferred Character Statement and Neighbourhood Character Objectives are given the necessary statutory weight within the overall planning process to rebut VCAT challenges. Council must undertake whatever changes are required to schedules and zones to ensure necessary variations to ResCode requirements, so it is clear what is required that will not be varied. Support the statement on page 52 (Design guidelines that are to be translated into a zone schedule, to vary ResCode standards, should be enhanced by including specific details of the schedule changes (i.e., permeability, site coverage, front and side setbacks)).
- Recognising it is a strategy and not a full specification, the lack of demarcation and specificity around what will be permitted or rejected is what leads residents to not trust the process.
- It is most important that areas of Eltham are not over-developed, preserve green spaces which give the area its character.
- Unsure why architectural designs cannot mimic old architectural styles. Why can't properties on main roads have enhanced privacy fencing?
- Very happy with the landscaping parts of the Garden Residential character profile. Concerns about retaining "other vegetation" which risks weed retention. Weed removal should be encouraged (i.e., Desert Ash, Privet, Conteneaster). Establishing indigenous trees could be emphasised. Requirements for tree density should be at least one stem per 200sqm and framed as cumulative density including existing and new plantings.
- Good to have a neighbourhood description. But as this map covers a small part of Nillumbik, no real response is possible.
- Council must set down appropriate Neighbourhood Characters and follows their own requirements. Regarding a recently approved Council planning permit (11 Marlow Place), a Council officer attend an onsite meeting to discuss this build after completion and did not see how it contradicted requirements of the SLO3 guidelines. This large two storey grey building penetrates the tree canopy, disrupts the landform and vegetation, affects long distance vistas and blocks views. It is inconsistent with other split level brick houses in the area that conform to the contour of the land and do not spoil the bush character.
- Language needs to be more specific and less ambiguous ("consistent materials", "muted colour palette", "complement", "will" and not "should", "encourage" and "reflect"). How will this lack of specificity translate into Schedules to the zones? How will it be defined by VCAT when it comes to a planning application? Where did the Preferred character of "predominantly" one to two storeys come from (it appears to assume there will be three storeys or more in areas such as South Eltham). Many statements are similar for each precinct. Needs to be enshrined in schedules to add weight at VCAT. Cover photo is not typical. Urban greening, front and rear setbacks are necessary. Housing strategy "designated for housing growth"?
- Need to stop the scorched earth approach of removing all vegetation and large trees so developers can build many small units on a site (i.e., 53 Beard Street). All trees and vegetation have been removed and the site is ready for developers to remove the weatherboard house and built multi units without canopy trees in the way.
- Commendable overall although goals should be more clearly defined and measurable. Language and goals should be mandated to retain bush residential aspiration as the reality is a diminishing native vegetation and tree canopy.
- Preferred Character Statement and Objectives must be stronger. Reword "New development positively responds to the predominantly low scale" to any new development must be restricted to two storeys. Also, there are many streets with no footpaths. Character elements, building height to state "New development must complement the one to two storey building height". All other BR2 wording is good. Regarding the

overall Strategy, the strength and weight of Neighbourhood Character must be included in Rescode by focusing these characteristics within, say, a SLO.

- This may be too little too late as the “green wedge” is disappearing quickly.
- The pressure to develop properties seems endless, so small sized land subdivisions are a concern for families needing to connect, find space to play and mental wellbeing. Without Eltham community pressure, the Council may have approved some nightmares. Grateful to the Council members who are committed to keeping our area unique and green.
- The protection of our neighbourhood character needs to be very clear and enforceable, particularly to deter the overdevelopment of Eltham. It's important that homes and land are not overdeveloped, and homes are nestled into the natural environment not the dominant feature of the landscape. Development must keep to a density that permits the safe evacuation of residents (in case of an emergency such as fire), and the current rate of population growth would make this very difficult.
- Use of building with natural or sustainable products such as mud brick or recycled bricks should be encouraged, possibly through a rebate.
- We moved to this part of Eltham for the neighbourhood character described in the report. However, I'm also conscious that the large bush blocks lend themselves to sensitive subdivision, which I think is appropriate given the well-publicised shortage of housing stock.



4.5 Eltham North

This section presents the findings relating to Eltham North. **Seventeen survey respondents** commented on Eltham. Insights from one relevant **submission** are also outlined here.

4.5.1 Key highlights for Eltham North

- 17 survey respondents nominated an address in **Eltham North** and 15 reported their connection as **live or own a property here**. One respondent identified as a Visitor and another reported “Other - Childhood home”.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, respondents reported Bush Residential 1 (10 responses), Bush Residential 2 (5), and Garden Court 2 (2).
- When asked about satisfaction with the Neighbourhood Character Area allocated to their selected address/ locality, 10 (or 58.8% of) respondents reported being Satisfied or Very Satisfied and mixed views were evident. When elaborating their satisfaction ratings, respondents referred to:
 - Bush Residential 1: appropriate description, retaining current character. Some queries and concerns about building density per property, protecting trees, and zone boundary. Mixed views about development restrictions.
 - Bush Residential 2: accurate representation. Some queries and concerns regarding building height, setbacks, zone boundary, protecting views, trees, and vegetation.
 - Garden Court 2: gardens and maintaining vegetation.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, 10 (or 58.8% of) respondents reported being Satisfied or Very Satisfied and mixed views were evident.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, 9 (or 52.9% of) respondents reported being Satisfied or Very Satisfied and mixed views were evident.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, 7 (or 41.2%) reported being Satisfied or Very Satisfied however, 8 (or 47.1% of) respondents reported Unsatisfied or Very unsatisfied.
- Participants referred to a range of topics views when elaborating their satisfaction ratings for **Preferred Character Statement, Objectives, and Design Guidelines**. When elaborating their satisfaction ratings, respondents referred to: . Respondent comments referred to clarifying and strengthening the Design Guidelines and Objectives regarding building height although mixed views were evident. Protection of trees, tree planting, retaining rural streetscape, and implementation and enforcement.
- In relation to **Preferred Character Statement, Objectives, and Design Guidelines**, one submission participant indicated concerns about the reference to ‘*predominantly 1-2 storey dwellings*’, and the need for *strong, clear, and unambiguous language on the existing and preferred character attributes of our localities, and more clarity around what is meant by ‘identified for increased housing growth.’*

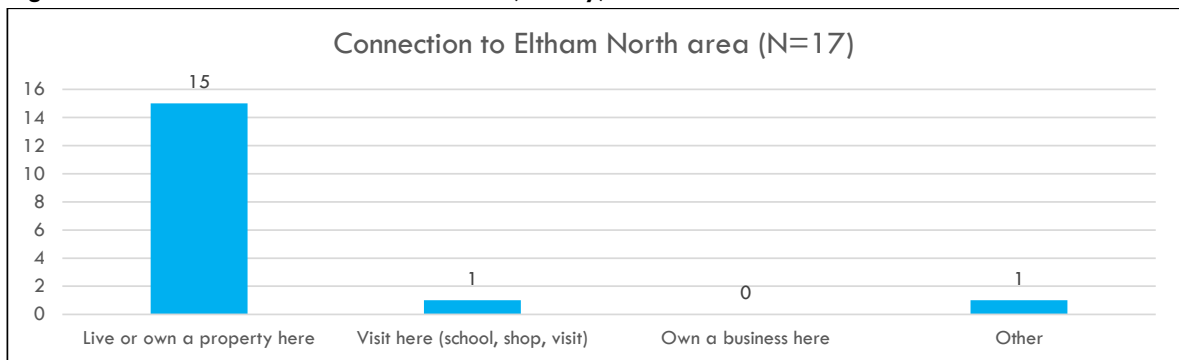
4.5.2 Connection to Eltham North

Survey respondents were required to nominate an address within the Study area and the 17 respondents entered the following details in relation to Eltham North.

Street/Area	Street/Area
<ul style="list-style-type: none"> ▪ Elm Crescent ▪ Glen Gully Road ▪ Glen Park Road (3) ▪ Hillcrest Road (4) ▪ Ibera Court ▪ Lower Road 	<ul style="list-style-type: none"> ▪ Orchard Avenue ▪ Progress Road ▪ Ryans Road (2) ▪ Wakefield Close ▪ Warringah Crescent

Survey respondents selecting Eltham North were asked to indicate their connection to this township/ locality. As shown in Figure 25, 15 of 17 respondents reported they Live or own a property here. One respondent identified as a Visitor and another reported "Other - Childhood home".

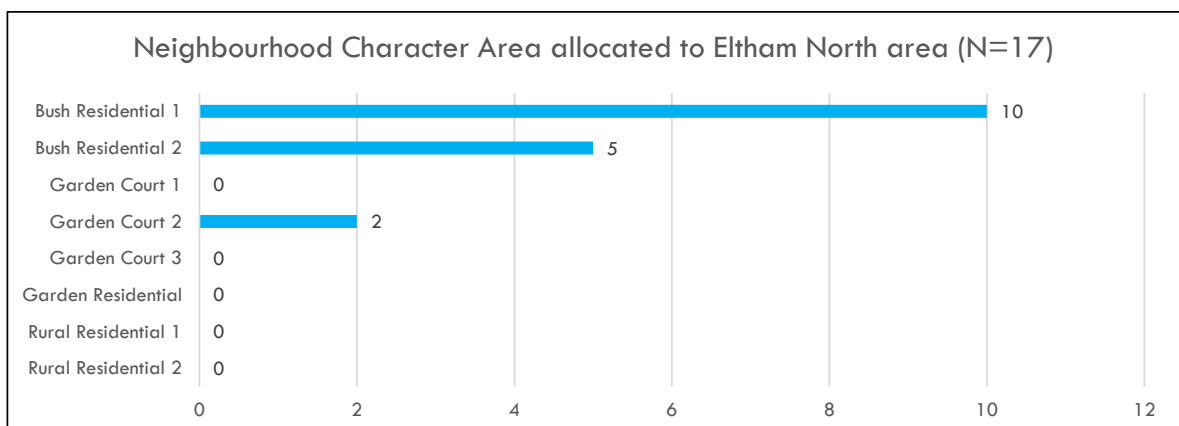
Figure 25. Connection to Eltham North area (Survey)



4.5.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

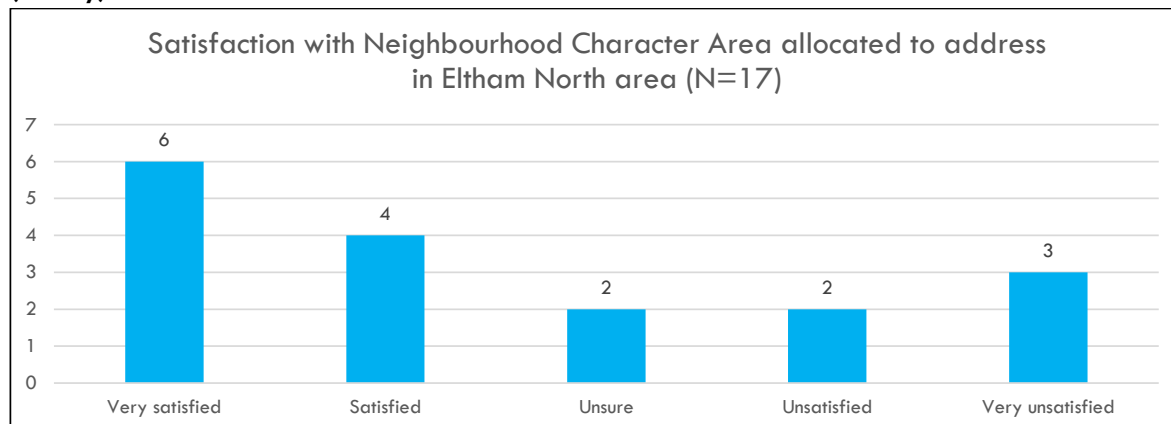
Survey respondents selecting Eltham North were asked to indicate the Neighbourhood Character Area allocated. As shown in Figure 26, most respondents reported Bush Residential 1 (10), Bush Residential 2 (5), and Garden Court (2).

Figure 26. Neighbourhood Character Area allocated to selected address/locality (Survey)



Survey respondents selecting Eltham North were asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 27, while most respondents (10 or 58.8%) reported being Satisfied or Very Satisfied, mixed views were evident.

Figure 27. Satisfaction with Neighbourhood Character Area allocated to address in Eltham North (Survey)



Survey respondents selecting Eltham North were then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. Seventeen respondents provided a response which referred to one or more topics.

Table 10 presents a summary of the findings from the analysis of the personalised feedback. The prescribed Neighbourhood Character Areas are listed as themes in **bold** and are followed by a descriptive summary which includes some verbatim wording of the relevant feedback grouped by satisfaction rating. For ease of reading, the Neighbourhood Character Areas have been numbered consistently throughout the report. Neighbourhood Character Areas attracting no feedback are shaded light grey. Respondents commented as follows:

- Bush Residential 1 referred to appropriate description, retaining current character. Some queries and concerns about building density per property, protecting trees, and zone boundary. Mixed views about development restrictions.
- Bush Residential 2 referred to accurate representation. Some queries and concerns regarding building height, setbacks, zone boundary, protecting views, trees, and vegetation.
- Garden Court 2 referred to gardens and maintaining vegetation.

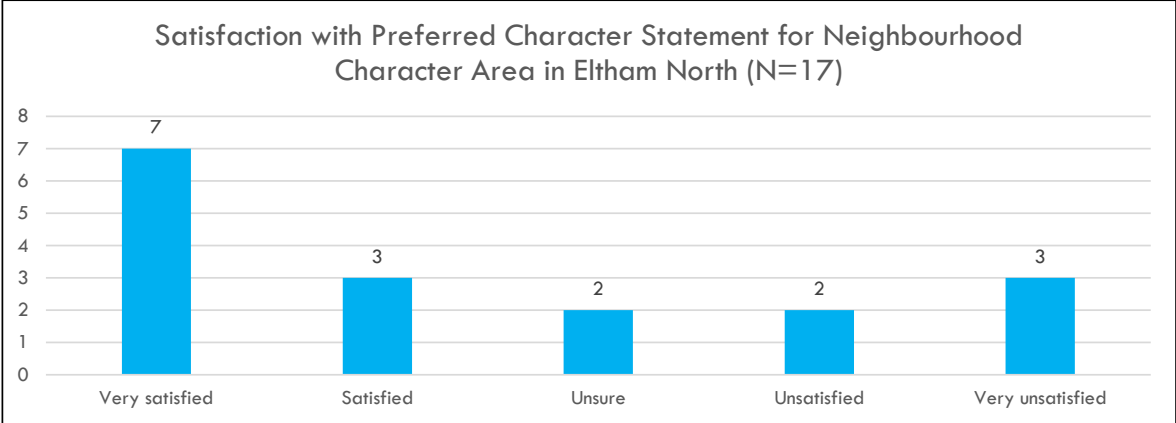
Table 10. Summary of themes and topics about allocated Neighbourhood Character Types for Eltham North (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=17)
1 Bush Residential 1 Very satisfied: Appropriate description that aligns with the attributes and character I value and my view my immediate surrounds. Retain current character of the area. Support for no more than two dwellings per property, new development being sympathetic to its surrounds and the careful selection of materials as well as scale. More than satisfied as our road is made and has some other than local traffic.	10

Theme and descriptive summary of topics	No. of responses referencing Theme (N=17)
Satisfied: Trees and the protection of trees from development. We chose this area for the large indigenous trees and the views towards Kangaroo Ground. Retain these characteristics and hold residents accountable for maintaining native planting and replacing plants. My street seems in between this zone and Bush Residential 2, not many unsealed roads anymore.	
Very unsatisfied: This zone is too restrictive for development or use of the land. My property is on the border of this zone and Garden Court 2 and more like Garden Court 2.	
2 Bush Residential 2	
Very satisfied: Accurate representation of this beautiful neighbourhood	5
Satisfied: Some concerns and queries - where are the three storey buildings, refer to front, side and rear setbacks, no front fencing or where permitted, set back 2 metres from front boundary. In the Public Realm underground power lines are common and should be encouraged to allow for mature canopy trees. No garages and carports in the front setback and no new buildings set on ridge lines.	
Unsure: Concerned buildings greater than two storeys will be permitted and severely impact the character of this area. All of Glen Park and Lower Roads should be in Bush Residential 1. Protect the views across the valley and towards the creek need as they are prominent. Tree canopy and bushy gardens are prevalent. Dwellings generally are not imposing on the landscape. On what basis was the boundary created?	
Unsatisfied: Do not support NCA changing mid-way along a street as it may encourage 'creep' or encroaching of the more developed characteristics.	
3 Garden Court 1	0
4 Garden Court 2	
Unsatisfied: Garden here are poorly maintained with little native vegetation. Replace conifers and pines with natives to better cater for native fauna.	2
Very unsatisfied: Street looks cleaner without new plants and lawns need maintaining. Proud of the way people in this street look after their property.	
5 Garden Court 3	0
6 Garden Residential	0
7 Rural Residential 1	0
8 Rural Residential 2	0

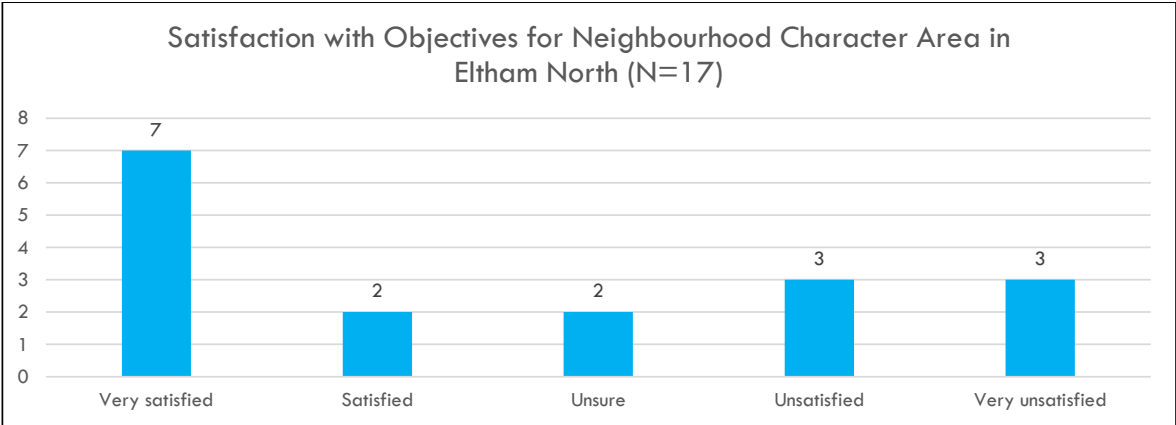
Survey respondents selecting Eltham North were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 28, while most respondents (10 or 58.8%) reported being Satisfied or Very Satisfied, mixed views were evident.

Figure 28. Satisfaction with Preferred Character Statement for Neighbourhood Character Area in Eltham North (Survey)



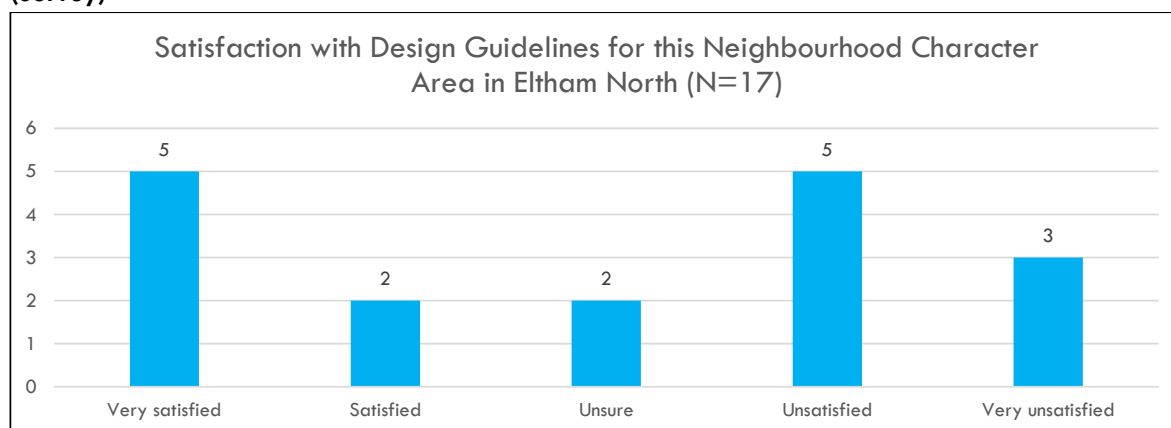
Survey respondents selecting Eltham North were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 29, while most respondents (9 or 52.9%) reported being Satisfied or Very Satisfied, mixed views were evident.

Figure 29. Satisfaction with Objectives for Neighbourhood Character Area in Eltham North (Survey)



Survey respondents selecting Eltham North were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 30, while some respondents (7 or 41.2%) reported being Satisfied or Very Satisfied, 8 (or 47.1% of) respondents reported Unsatisfied or Very unsatisfied.

Figure 30. Satisfaction with Design Guidelines for Neighbourhood Character Area in Eltham North (Survey)



Survey respondents selecting Eltham North were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. Seventeen respondents provided a response which referred to one or more topics.

Table 11 presents a summary of the findings from the analysis of the personalised feedback. Themes in **bold** include Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features and are followed by a descriptive summary which includes some verbatim wording. For ease of reading, the themes been numbered consistently throughout the report. Themes attracting no feedback are shaded light grey. Themes attracting no feedback are shaded light grey. Respondent comments referred to clarifying and strengthening the Design Guidelines and Objectives regarding building height although mixed views were evident. Protection of trees, tree planting, retaining rural streetscape, and implementation and enforcement.

Table 11. Summary of themes and topics about Precinct Profiles for Neighbourhood Character Areas (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=17)
1. Neighbourhood Character Type allocated	0
2. Preferred Character Statement	0
3. Objectives: Description is accurate, and some dwellings do not suit the streetscape context, think the objectives will mitigate this in future. Dissatisfied with one aspect of the objectives, "characterised by predominantly one to two storey dwellings", it is limited to one to two storey dwellings. Unaware of any dwellings more than two storeys. Objectives to be clear that it would be inappropriate to have more than two storeys.	3
4. Design Guidelines: Guidelines are not reflective of how the houses are in my area. Guidelines are drafted to restrict development; they are too restrictive and inconsistent with what already exists. Guidelines to be more precise and protection of existing trees must be assured, not just recommended. Guidelines will uphold the unique character of Eltham North and retain the bush setting which benefits residents, the environment, and creatures. Language to be tighter or prescriptive, not open to interpretation. Setbacks to be stated. Backyard amenity is as important as front streetscape. Does complement one to two storey mean	6

that a higher dwelling would be considered appropriate? What does offset planting mean if a tree is removed? Replant where possible indicates that it is okay not to replant. Replace “should” with “will” to make it tighter. Dissatisfied with the design guidelines because they are not worded strongly enough to ensure the preferred character statement and objectives are met. Replace “should” with “will” or “must”.	
Neighbourhood Character features	
5. Vegetation (like gardens, trees, plants, bush): Protection of trees. Some newer homes are large, and landscaping is incomplete. Transition to predominately indigenous trees and plants to better cater for native fauna. Council to plant natives on nature strips	2
6. Built form (how buildings/homes look): Why the need for pitched roofs (bushfire measure?). A few properties have deviated from the preferred character, and this should not continue and destroy the rural streetscape. Ensure higher density development and subdivisions consider this carefully.	3
7. Street layout (configuration, subdivision pattern)	0
8. Heights of buildings and homes	0
9. Streetscape (how the street/road looks)	0
10. Setbacks (how far buildings/homes are set back from the street)	0
11. Front fencing and footpaths: Retain the current feel of the neighbourhood, like the fence policy.	1
12. Topography (mountains, hills, creeks)	0
13. Views	0
Other	
14. Implementation and enforcement : Happy the Statement, Objectives, and Guidelines specify how the unique local character will be maintained and hope this is enforceable. If a tree canopy is not present what measures will be taken to ensure the building is not intrusive.	2
15. General: Waste of ratepayers' money (1), See previous comment (1), The purpose is to protect the integrity of Eltham not profit for development (1)	3

One submission participant provided the following personalised (paraphrased) feedback in relation to Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features for Eltham North:

- The preferred statement for Garden Residential contains ‘reflects the low scale dwellings’ while the preferred character for all precincts claims to be for ‘predominantly 1-2 storey dwellings.’ It is unlikely most Eltham residents prefer dwellings of more than two storeys. The suggested ‘Implications for Guidelines’ regarding the threats is positive, but the wording needs strengthening (i.e., identify, should, consider, encourage, discourage, reflect), to be clear and unambiguous. Needs more clarity around ‘identified for increased housing growth.’ Improve neighbourhood character by protecting trees, canopy trees, large gardens, and habitat; including new vegetation and trees in new developments and integrate developments into surrounding landscape. Limit subdivisions; keep larger blocks and setbacks; prioritise low rise/ single storey and low density. ‘Inconsistent Colours and Materials’ is another major issue.

4.5.4 Other feedback for Eltham North

Survey respondents selecting Eltham North were asked to provide any general or other feedback. 13 respondents provided the following paraphrased comments.

- Satisfied with the strategy.

- As a 30+ year resident of this area and street, I am very concerned to see its low rise and green character maintained. It is a small, narrow street which would be ruined by over development. Traffic, because of the school is already a problem. Higher density housing would make this worse.
- Beautifully written draft. Our suggestions plus more are reflected in this description of our beloved environment and what characteristics our community wishes to conserve and promote.
- Have looked at how it effects my parent's house and I'm quite satisfied with what is proposed. The Council officers understand what is valued and have done an excellent job capturing it.
- It is a worthwhile endeavour if it ensures Eltham endures as semi-rural haven/escape from ever-expanding "suburbia".
- The purpose should be to protect and enhance the current neighbourhood character, not dilute it to accommodate future increased housing growth or density. The Design Guidelines need to be incorporated into the Zones Schedule that vary Rescode, to protect vegetation view lines and limit subdivision (page 52).
- Homes are large and some landscaping is complete for newer builds. A transition to predominately indigenous trees and plants for native fauna and better nature corridor links. Council to plant natives on nature strips.
- The lack of strong wording to ensure objectives are met is apparent throughout the draft Strategy, not only where I live. Language such as 'can' and 'should' throughout must be strengthened to 'will' or 'must'.
- Properties on the border of a character area should not be restricted to one area, when they are more suited to another area. There is no leeway for this with how the strategy is currently being written.
- This strategy is attempts to creep in additional rules not about the neighbourhood character strategy. There is no imaginary line between zones, so why create one. The zones need to blend rather than how they are set out. Permit people to do what they want with their land. While the Council acknowledges the traditional landowners, why are they telling them what can be done with their land?
- The language needs to be tighter for more clarity and weight. If an area is designated for housing growth, then that growth must be in accordance with the existing character not change it. Future character does not meet the residents' expectations of their already stated preferred existing character. Previous survey results quoted state the importance residents place on vegetation, topography, setbacks, and views. Strengthen policies relating to reducing bulk and size of buildings and increasing setbacks on all boundaries to permit meaningful planting and screening. Strengthen policies which enforce vegetation retention and restrict subdivisions. The link between climate change and vegetation must be heeded.
- While it is very important (i.e., top priority) to maintain the character of our area (it being the reason we have all generally come to live here) this needs to be balanced with the need to maintain a mix of housing options for different income groups, and provide opportunities for every life stage, so people can downsize and stay in the area without necessarily using up valuable housing stock.
- This area is not being maintained now, concentrate on maintenance and safety for what is already in this area rather than wasting money.

4.6 Greensborough

This section presents the findings relating to Greensborough. **Two survey respondents** commented on Greensborough. Insights from one relevant **submission** are also outlined here.

4.6.1 Key highlights for Greensborough

- Two survey respondents nominated an address in **Greensborough**, and both reported their connection as **live or own a property here**.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, both respondents reported Garden Court 2.
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, one respondent reported Satisfied, mixed views were evident. When elaborating their satisfaction ratings, respondents referred to medium housing density and housing appearance.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, one respondent reported Satisfied, mixed views were evident.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, one respondent reported Satisfied, mixed views were evident.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, one respondent reported Satisfied and another reported Unsure.
- When elaborating their satisfaction ratings for **Preferred Character Statement, Objectives, and Design Guidelines**, respondents referred to low housing density, open space, and Council's role.
- In relation to **Neighbourhood Character Area**, one submission participant indicated it is important for the Strategy to guide the design and placement of any new development in Garden Court 2. New development and specifically medium density housing would inevitably compromise native vegetation, potential for canopy trees and the character attributes the Strategy is endeavouring to protect. Suggestions were offered relating to Siting and Setbacks, Gardens and Landscaping, Garage storage and vehicle access, and Front Fencing.
- In relation to **Preferred Character Statement, Objectives, and Design Guidelines**, one submission participants indicated the preferred character statement, and objectives are acceptable.

4.6.2 Connection to Greensborough

Survey respondents were required to nominate an address within the Study area and two respondents entered the following details in relation to Greensborough.

Street/Area	Street/Area
▪ Goolgung Grove	▪ Goonyah Court

Survey respondents selecting Greensborough were asked to indicate their connection to this township/ locality. As shown in Figure 31, both respondents reported they Live or own a property here.

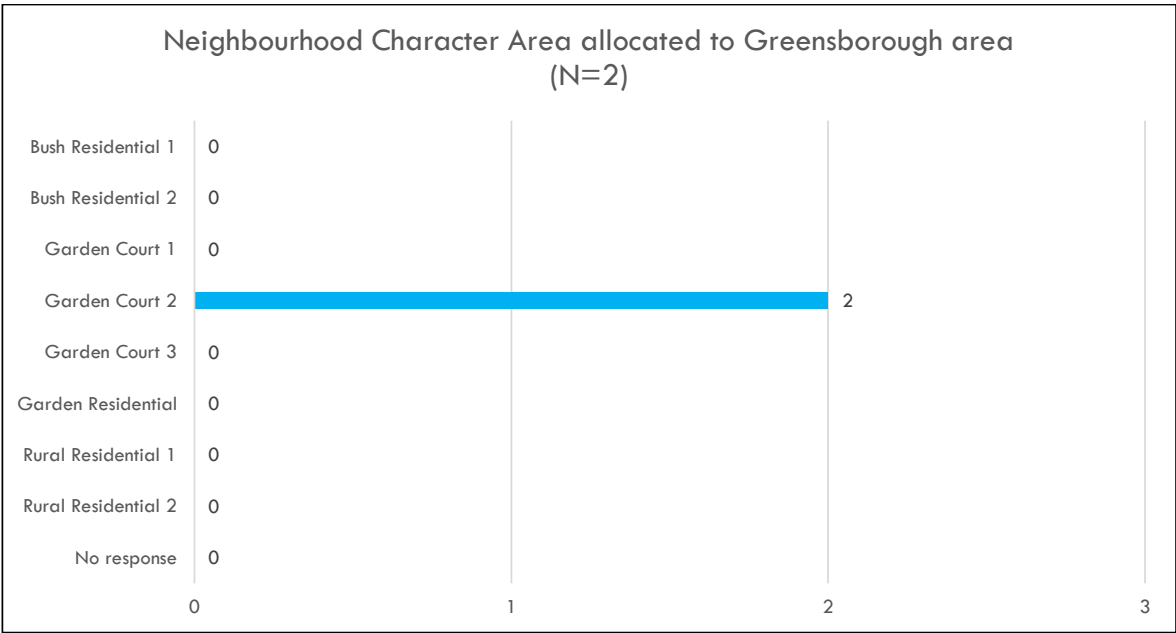
Figure 31. Connection to Greensborough area (Survey)



4.6.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

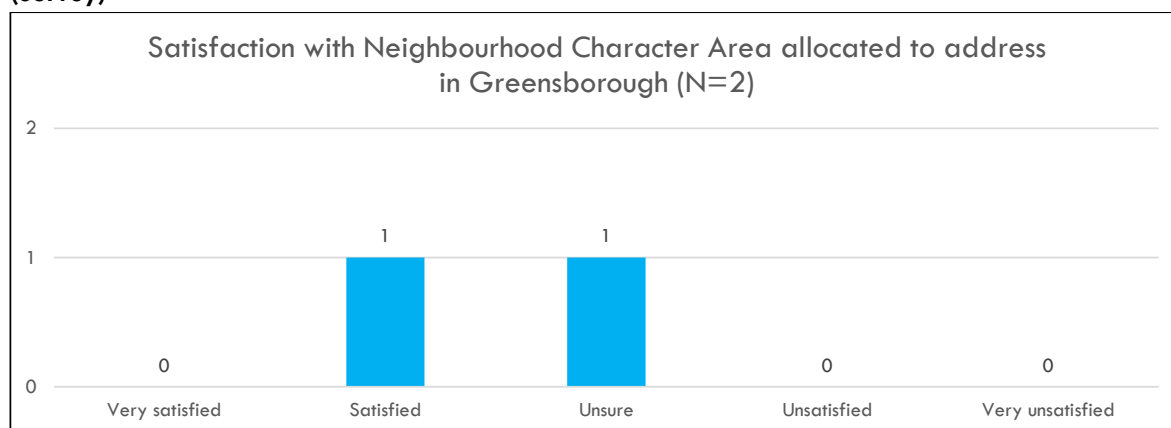
Survey respondents selecting Greensborough were asked to indicate the Neighbourhood Character Area allocated. As shown in Figure 32, both respondents reported Garden Court 2.

Figure 32. Neighbourhood Character Area allocated to selected address/locality (Survey)



Survey respondents selecting Greensborough were asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 33, one respondent was satisfied, and mixed views were evident.

Figure 33. Satisfaction with Neighbourhood Character Area allocated to address in Greensborough (Survey)



Survey respondents selecting Greensborough were then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. Two respondents provided a response which referred to one or more topics.

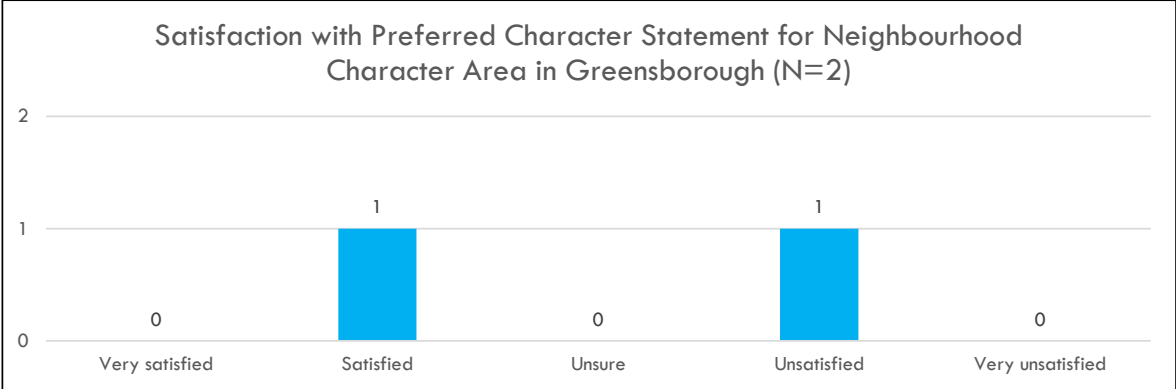
Table 12 presents a summary of the findings from the analysis of the personalised feedback. The prescribed Neighbourhood Character Areas are listed as themes in **bold** and are followed by a descriptive summary which includes some verbatim wording of the relevant feedback grouped by satisfaction rating. For ease of reading, the Neighbourhood Character Areas have been numbered consistently throughout the report. Neighbourhood Character Areas attracting no feedback are shaded light grey. Respondent comments for Garden Court 2 referred to medium housing density and appearance.

Table 12. Summary of themes and topics about allocated Neighbourhood Character Types for Greensborough (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=2)
1 Bush Residential 1	0
2 Bush Residential 2	0
3 Garden Court 1	0
4 Garden Court 2	
Satisfied: Houses in the court are medium density and brick, no homes stand out with ugly paint colours	2
Unsure: Don't believe it should state what to plant or what roof material to use	
5 Garden Court 3	0
6 Garden Residential	0
7 Rural Residential 1	0
8 Rural Residential 2	0

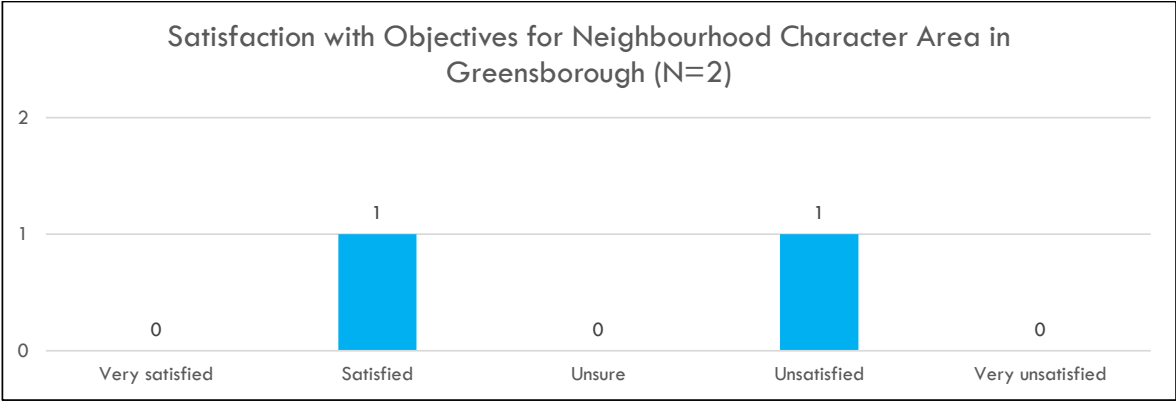
Survey respondents selecting Greensborough were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 34, mixed views were evident.

Figure 34. Satisfaction with Preferred Character Statement for Neighbourhood Character Area in Greensborough (Survey)



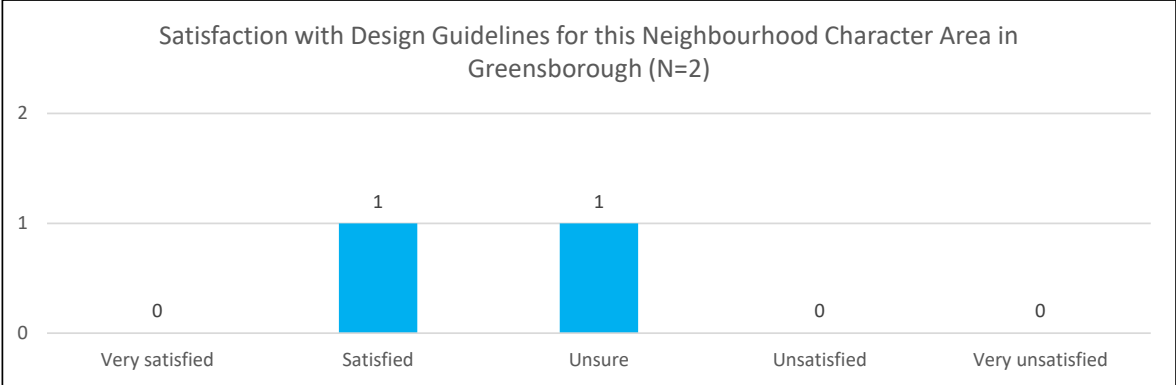
Survey respondents selecting Greensborough were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 35, mixed views were evident.

Figure 35. Satisfaction with Objectives for Neighbourhood Character Area in Greensborough (Survey)



Survey respondents selecting Greensborough were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 36, mixed views were evident.

Figure 36. Satisfaction with Design Guidelines for Neighbourhood Character Area in Greensborough (Survey)



Survey respondents selecting Greensborough were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. Two respondents provided a response which referred to one or more topics.

Table 13 presents a summary of the findings from the analysis of the personalised feedback. Themes in **bold** include Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features and are followed by a descriptive summary which includes some verbatim wording. For ease of reading, the themes been numbered consistently throughout the report. Themes attracting no feedback are shaded light grey. Respondent comments referred to low housing density, open space, and Council's role.

Table 13. Summary of themes and topics about Precinct Profiles for Neighbourhood Character Areas (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=2)
1. Neighbourhood Character Type allocated	0
2. Preferred Character Statement	0
3. Objectives	0
4. Design Guidelines	0
Neighbourhood Character features	
5. Vegetation (like gardens, trees, plants, bush)	0
6. Built form (how buildings/homes look)	0
7. Street layout (configuration, subdivision pattern)	0
8. Heights of buildings and homes: Happy with references to low density	1
9. Streetscape (how the street/road looks)	0
10. Setbacks (how far buildings/homes are set back from the street)	0
11. Front fencing and footpaths	0
12. Topography (mountains, hills, creeks)	0
13. Views	0
Other	
14. Implementation and enforcement	0
15. General: Don't believe it's Council's business to tell us what we should build (1), Happy with references to open spaces (1)	2

One submission participant provided the following personalised (paraphrased) feedback in relation to the Neighbourhood Character Area allocated to Greensborough:

- **Submission 11:** New development and specifically medium density housing would inevitably compromise native vegetation, potential for canopy trees and the character attributes the Strategy is endeavouring to protect. Supportive of the character descriptions and neighbourhood character objectives proposed. Strengthen the design responses section of the Strategy to further protect and delineate the Garden Court 2 area of Apollo Parkways. Suggestions: Side setbacks changed from minimum 3m to minimum 4m from one side boundary to enable the planting of indigenous and native trees. 30% of the site as permeable surface changed to a minimum of 35% permeable surface. Add retain indigenous, native canopy trees and understory vegetation and replant wherever possible. Add maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape. Side by side development is inconsistent with this

principle. Change to no or low open style of up to 0.5metres [not 0.8] in height and the only brick construction fence acts as a retaining wall. Delete may be constructed up to 1.8m when located on a main road.

One submission participant provided the following personalised (paraphrased) feedback in relation to Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features for Greensborough:

- **Submission 11:** The preferred character statement and the neighbourhood character objectives are acceptable.

4.6.4 Other feedback for Greensborough

Survey respondents selecting Greensborough were asked to provide any general or other feedback. Two respondents provided the following paraphrased comments.

- Agree and happy with the statement. As mentioned, low density and open space are important. Need houses to be built according to land size with space surrounding the house. Appropriate fencing. Tree scapes with natives and other trees. Trees close to properties on Council land to be limited in size. Regarding character and landscapes, please mow and remove rubbish.
- It is my business what I plant in my garden, have on my roof, and whether to build a fence. The Council's job is roads, rates, rubbish, and planning approvals. There are too many rules and regulations and oversight by Council and lots of money will be spent at VCAT.

4.7 Hurstbridge

This section presents the findings relating to Hurstbridge. **Four survey respondents** commented on Hurstbridge. Insights from one relevant **submission** are also outlined here.

4.7.1 Key highlights for Hurstbridge

- Four survey respondents nominated an address in **Hurstbridge**, and all reported their connection as **live or own a property here**.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, respondents reported Bush Residential 1 (2) and Bush Residential 2 (2).
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, all respondents reported being Satisfied or Very Satisfied. When elaborating their satisfaction ratings, respondents referred to the appropriateness of the description, retaining green character, keeping what is loved, support albeit with consideration of footpaths and drainage.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, all respondents reported being Satisfied or Very Satisfied.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, three respondents reported being Very Satisfied, one respondent reported Unsure.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, three respondents reported being Satisfied or Very Satisfied, one respondent reported Unsure.

- When elaborating their satisfaction ratings for **Preferred Character Statement, Objectives, and Design Guidelines**, respondents referred to keeping what is loved, appropriateness of the description, concerns about side setbacks, and the need for kerb and footpath.
 - In relation to **Neighbourhood Character Area**, one submission participant indicated an omission is the human factor. Identifying the reasons residents chose an area as their home clearly includes the built and natural environments, and perhaps more importantly, what the community is like.

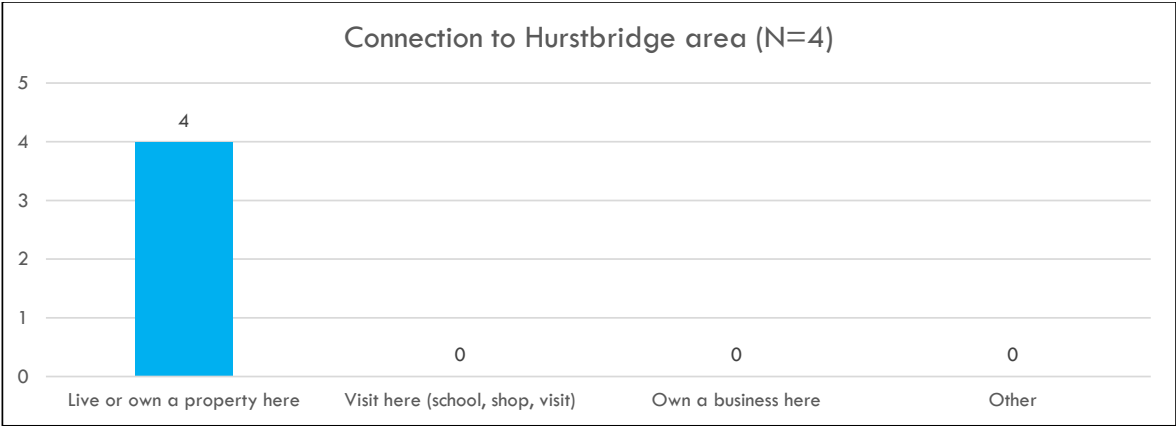
4.7.2 Connection to Hurstbridge

Survey respondents were required to nominate an address within the Study area and four respondents entered the following details in relation to Hurstbridge.

Street/Area	Street/Area
<ul style="list-style-type: none">▪ Anzac Avenue▪ Bambara Road	<ul style="list-style-type: none">▪ Kenarra Court▪ Meander Road

Survey respondents selecting Hurstbridge were asked to indicate their connection to this township/ locality. As shown in Figure 37, all respondents reported they Live or own a property here.

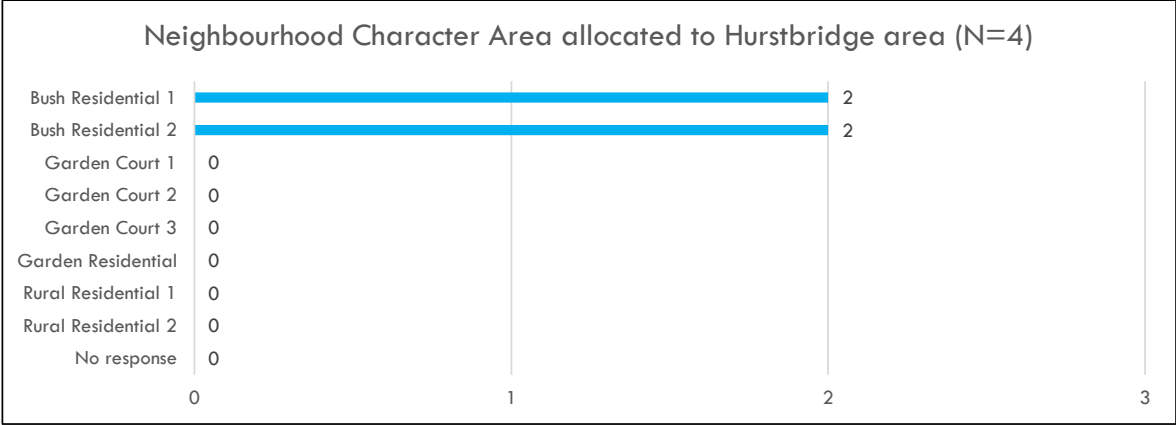
Figure 37. Connection to Hurstbridge area (Survey)



4.7.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

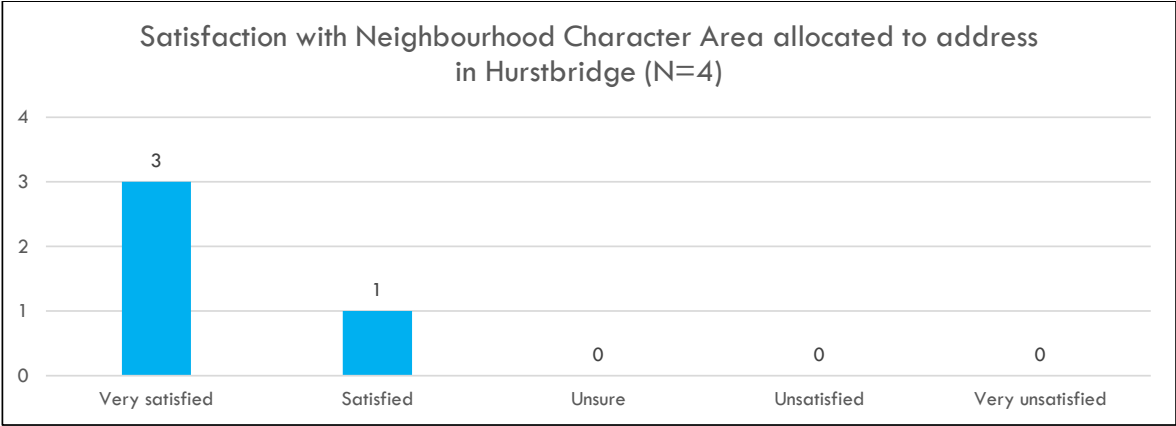
Survey respondents selecting Hurstbridge were asked to indicate the Neighbourhood Character Area allocated. As shown in Figure 38, respondents reported Bush Residential 1 (2) and Bush Residential 2 (2).

Figure 38. Neighbourhood Character Area allocated to selected address/locality (Survey)



Survey respondents selecting Hurstbridge were asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 39, all respondents reported being Satisfied or Very Satisfied.

Figure 39. Satisfaction with Neighbourhood Character Area allocated to address in Hurstbridge (Survey)



Survey respondents selecting Hurstbridge were then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. Two respondents provided a response which referred to one or more topics.

Table 14 presents a summary of the findings from the analysis of the personalised feedback. The prescribed Neighbourhood Character Areas are listed as themes in **bold** and are followed by a descriptive summary which includes some verbatim wording of the relevant feedback grouped by satisfaction rating. For ease of reading, the Neighbourhood Character Areas have been numbered consistently throughout the report. Neighbourhood Character Areas attracting no feedback are shaded light grey. Respondent comments for:

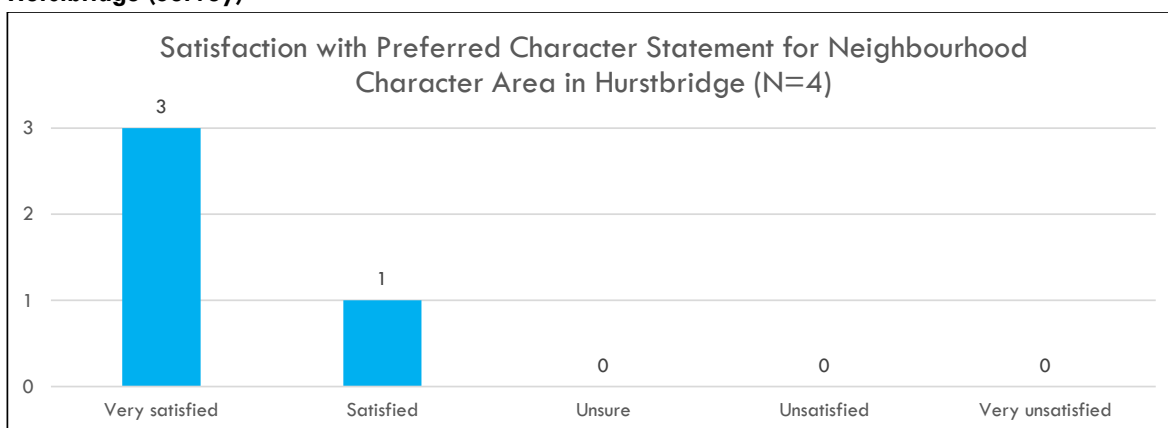
- Bush Residential 1 referred to the appropriateness of the description and retaining green character.
- Bush Residential 2 referred to the keeping what is loved, support albeit with consideration of footpaths and drainage.

Table 14. Summary of themes and topics about allocated Neighbourhood Character Types for Hurstbridge (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=4)
1 Bush Residential 1	
Very Satisfied: Think this description best suits my street. Appreciate the intention to preserve the green character with minimal built intrusion.	2
2 Bush Residential 2	
Very Satisfied: Keeps what we love about where we chose to live.	2
Satisfied: Sounds good although footpaths are needed on busy streets including Anzac Avenue and keen for proper drainage to avoid annual digging of ditches.	
3 Garden Court 1	0
4 Garden Court 2	0
5 Garden Court 3	0
6 Garden Residential	0
7 Rural Residential 1	0
8 Rural Residential 2	0

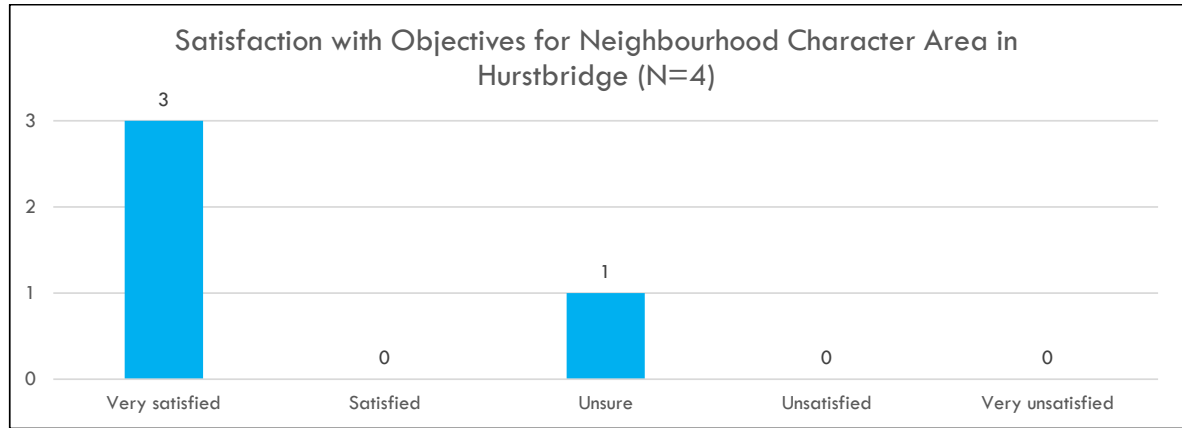
Survey respondents selecting Hurstbridge were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 40, all respondents reported being Satisfied or Very Satisfied.

Figure 40. Satisfaction with Preferred Character Statement for Neighbourhood Character Area in Hurstbridge (Survey)



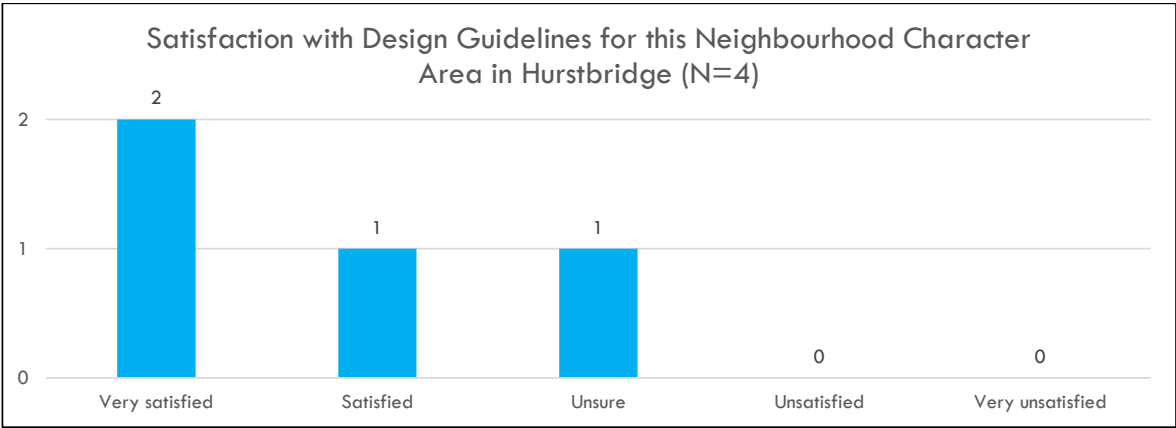
Survey respondents selecting Hurstbridge were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 41, three respondents reported being Very Satisfied, one respondent reported Unsure.

Figure 41. Satisfaction with Objectives for Neighbourhood Character Area in Hurstbridge (Survey)



Survey respondents selecting Hurstbridge were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 42, three respondents reported being Satisfied or Very Satisfied, one respondent reported Unsure.

Figure 42. Satisfaction with Design Guidelines for Neighbourhood Character Area in Hurstbridge (Survey)



Survey respondents selecting Hurstbridge were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. Four respondents provided a response which referred to one or more topics.

Table 15 presents a summary of the findings from the analysis of the personalised feedback. Themes in **bold** include Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features and are followed by a descriptive summary which includes some verbatim wording. For ease of reading, the themes been numbered consistently throughout the report. Themes attracting no feedback are shaded light grey. Respondent comments referred to keeping what is loved, appropriateness of the description, concerns about side setbacks, and the need for kerb and footpath.

Table 15. Summary of themes and topics about Precinct Profiles for Neighbourhood Character Areas (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=4)
1. Neighbourhood Character Type allocated: In keeping with what we love about where we chose to live. Think the descriptions accurately reflect our street and will protect the existing character.	2
2. Preferred Character Statement	0
3. Objectives	0
4. Design Guidelines	0
Neighbourhood Character features	
5. Vegetation (like gardens, trees, plants, bush)	0
6. Built form (how buildings/homes look)	0
7. Street layout (configuration, subdivision pattern)	0
8. Heights of buildings and homes	0
9. Streetscape (how the street/road looks)	0
10. Setbacks (how far buildings/homes are set back from the street): Mostly support but concerned by 4m side clearance for blocks when they are narrow at the front and steep.	1
11. Front fencing and footpaths: Dissatisfied with not including kerb and footpath, especially on steep roads like Anzac Avenue with fast cars, and sharp drop to an open storm drain. Lots of families with prams and young children are forced to walk on the road.	1
12. Topography (mountains, hills, creeks)	0
13. Views	0
Other	
14. Implementation and enforcement	0
15. General	0

One submission participant provided the following personalised (paraphrased) feedback in relation to the allocated Neighbourhood Character Areas for Hurstbridge:

- **Submission 3:** The draft Strategy omits the human factor and how it helps reveal the identity and atmosphere of the place where people live. Identifying the reasons residents chose an area as their home clearly includes the built and natural environments, and perhaps more importantly, what the community is like.

4.7.4 Other feedback for Hurstbridge

Survey respondents selecting Hurstbridge were asked to provide any general or other feedback. Two respondents provided the following paraphrased comments.

- Found it comprehensive and well intentioned. Concerned by government policy to place more people into Melbourne and thus the forcing of medium and high-density development, which goes against neighbourhood character.
- Love living in Hurstbridge (and particularly on Meander Road), one of the reasons being the neighbourhood's character.

4.8 North Warrandyte

This section presents the findings relating to North Warrandyte. **Four survey respondents** commented on North Warrandyte. No **submissions** referred to North Warrandyte.

4.8.1 Key highlights for North Warrandyte

- Four survey respondents nominated an address in **North Warrandyte**, and all reported their connection as **live or own a property here**.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, all respondents reported Bush Residential 1.
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, all respondents reported Satisfied or Very satisfied. When elaborating their satisfaction ratings, respondents referred to the appropriateness of the description and retaining green character, support albeit with consideration of dirt roads and no footpaths.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, three respondents reported Satisfied or Very Satisfied, one respondent reported Unsure.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality three respondents reported Satisfied or Very Satisfied, one respondent reported Unsure.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, two respondents reported Satisfied or Very Satisfied, two respondents reported Unsure.
- Participants referred to a range of topics views when elaborating their satisfaction ratings for **Preferred Character Statement, Objectives, and Design Guidelines** When elaborating their satisfaction ratings, respondents referred to vegetation and fire management, appropriateness of the description, and support for minimal paving and driveways, and safety concerns about fencing restrictions.

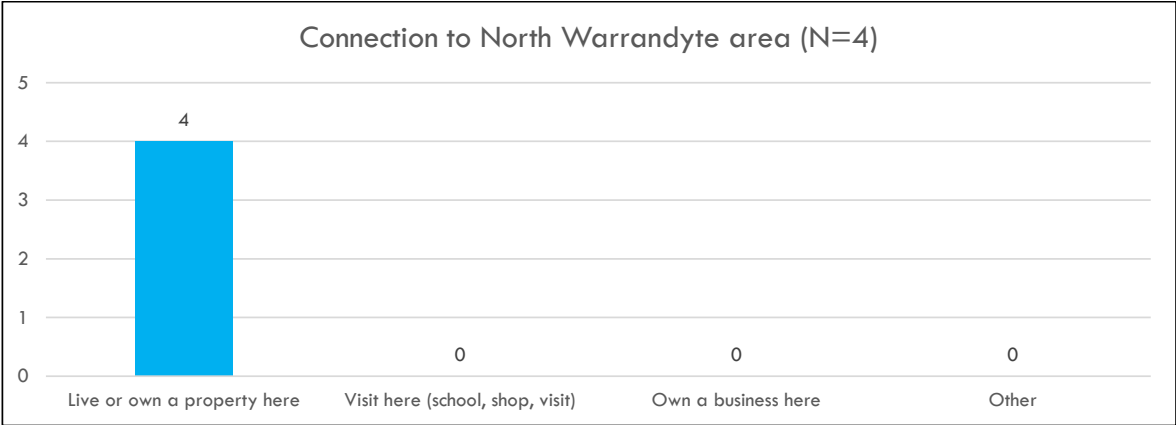
4.8.2 Connection to North Warrandyte

Survey respondents were required to nominate an address within the Study area and four respondents entered the following details in relation to North Warrandyte.

Street/Area	Street/Area
<ul style="list-style-type: none"> ▪ Bradleys Lane ▪ Brogil Road 	<ul style="list-style-type: none"> ▪ Colan Road ▪ Kangaroo Ground - Warrandyte Road

Survey respondents selecting North Warrandyte were asked to indicate their connection to this township/ locality. As shown in Figure 43, all respondents reported they Live or own a property here.

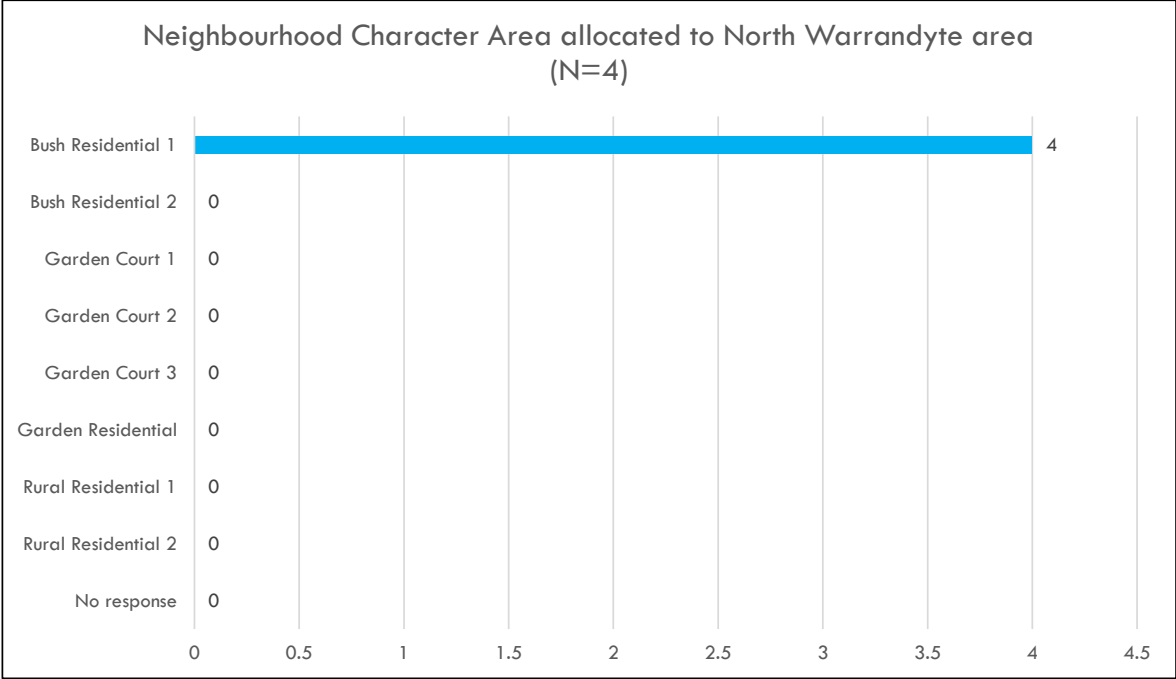
Figure 43. Connection to North Warrandyte area (Survey)



4.8.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

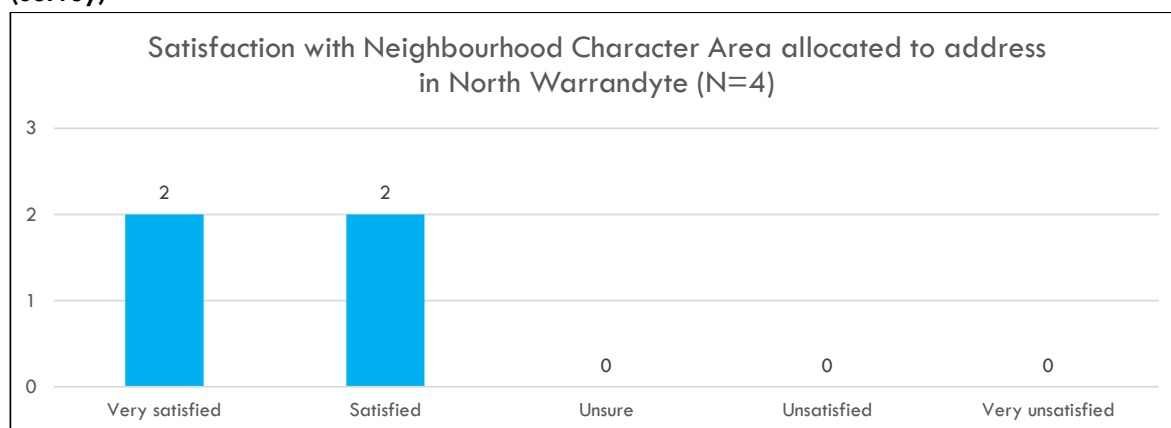
Survey respondents selecting North Warrandyte were asked to indicate the Neighbourhood Character Area allocated. As shown in Figure 44, respondents reported Bush Residential 1 (4).

Figure 44. Neighbourhood Character Area allocated to selected address/locality (Survey)



Survey respondents selecting North Warrandyte were asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 45, all respondents reported being Satisfied or Very Satisfied.

Figure 45. Satisfaction with Neighbourhood Character Area allocated to address in North Warrandyte (Survey)



Survey respondents selecting North Warrandyte were then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. Two respondents provided a response which referred to one or more topics.

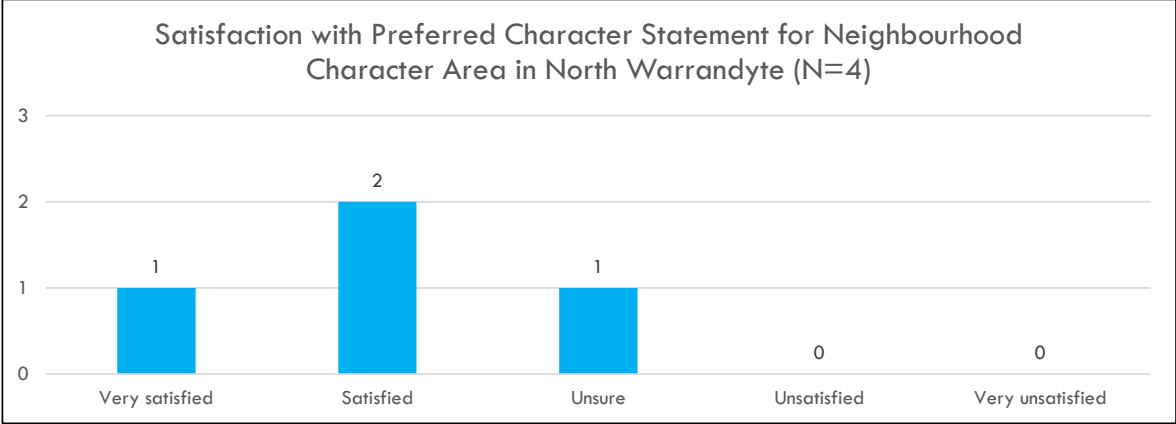
Table xx presents a summary of the findings from the analysis of the personalised feedback. The prescribed Neighbourhood Character Areas are listed as themes in **bold** and are followed by a descriptive summary which includes some verbatim wording of the relevant feedback grouped by satisfaction rating. For ease of reading, the Neighbourhood Character Areas have been numbered consistently throughout the report. Neighbourhood Character Areas attracting no feedback are shaded light grey. Respondent comments for Bush Residential 1 referred to the appropriateness of the description and retaining green character, support albeit with consideration of dirt roads and no footpaths.

Table 16. Summary of themes and topics about allocated Neighbourhood Character Types for North Warrandyte (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=4)
1 Bush Residential 1	
Very Satisfied: Seems to capture the characteristics of the area, prefer to remain vegetated and less developed.	4
Satisfied: Describes the area where I live. Too restrictive in relation to retaining dirt roads and no footpaths	
2 Bush Residential 2	0
3 Garden Court 1	0
4 Garden Court 2	0
5 Garden Court 3	0
6 Garden Residential	0
7 Rural Residential 1	0
8 Rural Residential 2	0

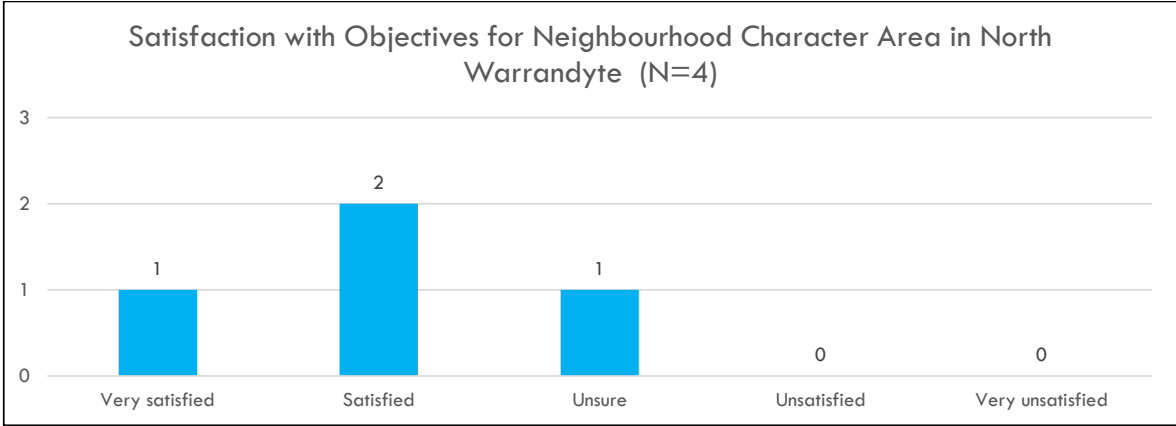
Survey respondents selecting North Warrandyte were asked how satisfied they are with the Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 46, three respondents reported Satisfied or Very Satisfied, one respondent reported Unsure.

Figure 46. Satisfaction with Preferred Character Statement for Neighbourhood Character Area in North Warrandyte (Survey)



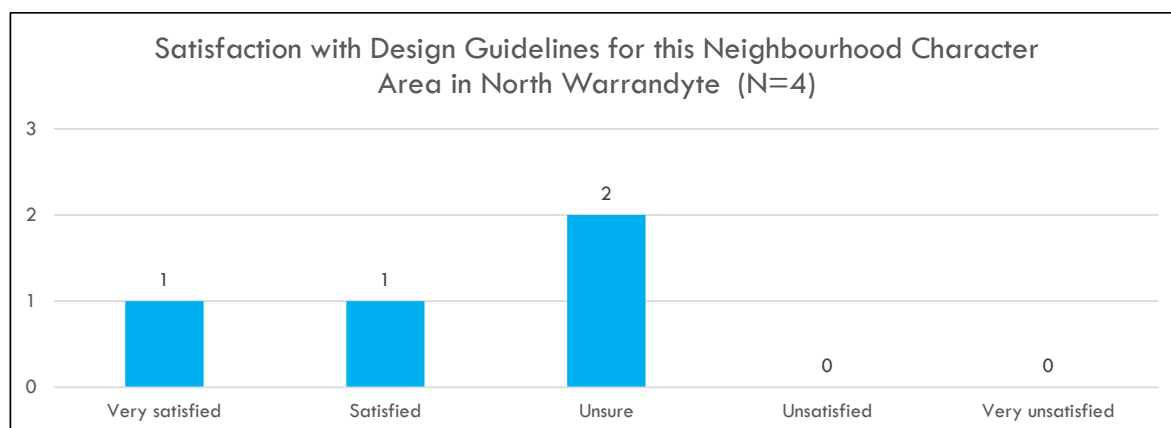
Survey respondents selecting North Warrandyte were asked how satisfied they are with the Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 47, three respondents reported Satisfied or Very Satisfied, one respondent reported Unsure.

Figure 47. Satisfaction with Objectives for Neighbourhood Character Area in North Warrandyte (Survey)



Survey respondents selecting North Warrandyte were asked how satisfied they are with the Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. As shown in Figure 48, two respondents reported being Satisfied or Very Satisfied and two respondents reported Unsure.

Figure 48. Satisfaction with Design Guidelines for Neighbourhood Character Area in North Warrandyte (Survey)



Survey respondents selecting North Warrandyte were then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. Four respondents provided a response which referred to one or more topics.

Table 17 presents a summary of the findings from the analysis of the personalised feedback. Themes in **bold** include Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features and are followed by a descriptive summary which includes some verbatim wording. For ease of reading, the themes been numbered consistently throughout the report. Themes attracting no feedback are shaded light grey. Respondent comments referred to vegetation and fire management, appropriateness of the description, and support for minimal paving and driveways, and safety concerns about fencing restrictions.

Table 17. Summary of themes and topics about Precinct Profiles for Neighbourhood Character Areas (Survey)

Theme and descriptive summary of topics	No. of responses referencing Theme (N=4)
1. Neighbourhood Character Type allocated: Good description of the area and will help to maintain its character.	1
2. Preferred Character Statement	0
3. Objectives	0
4. Design Guidelines	0
Neighbourhood Character features	
5. Vegetation (like gardens, trees, plants, bush): The notion of building to allow for tall trees seems unusual given the fire dangers of the area. To comply with bushfire management restrictions that apply to such properties, the retention of indigenous vegetation becomes impossible. There is also no provision for environmental assessment of a property applying for permits	2
6. Built form (how buildings/homes look): Support keeping paving and driveways to a minimum.	1

7. Street layout (configuration, subdivision pattern)	0
8. Heights of buildings and homes	0
9. Streetscape (how the street/road looks)	0
10. Setbacks (how far buildings/homes are set back from the street)	0
11. Front fencing and footpaths: Dislike restrictions on fencing, particularly for people with children or pets who live on a main road.	1
12. Topography (mountains, hills, creeks)	0
13. Views	0
Other	
14. Implementation and enforcement	0
15. General	0

4.8.4 Other feedback for North Warrandyte

Survey respondents selecting North Warrandyte were asked to provide any general or other feedback. Two respondents provided the following paraphrased comments.

- Although the aims read well, there appears a conflict between Council's aims and values. In relation to planning, bushfire management requirements negate retention of indigenous vegetation. Need for an environmental assessment as a requirement for planning permission, not only for trees, but all vegetation, habitat, and wildlife. Replanting to compensate for removal of vegetation is insufficient. Once ground is disturbed, weed species quickly invade and take over then spread to surrounding areas. The ground and climate are so harsh that plantings take decades to become of significant size if they survive grazing animals.
- Paving our street would reduce costs of repair and grading to Council. It seems that North Warrandyte is neglected by Nillumbik Council, there are few facilities or services provided directly in the area. Provide a twice annual green waste collection to assist with fire fuel reduction (always to a minimum).



4.9 Panton Hill

This section presents the findings relating to Panton Hill. **One survey respondent** commented on Panton Hill. No **submissions** referred to Panton Hill.

4.9.1 Key highlights for Panton Hill

- One survey respondent nominated an address in **Panton Hill** and reported their connection as “Other – I live very close to this locality, just outside of the study area.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, the respondent reported Bush Residential 1.
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, the respondent reported Very unsatisfied.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Very unsatisfied.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Very unsatisfied.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Very unsatisfied.

4.9.2 Connection to Panton Hill

Survey respondents were required to nominate an address within the Study area and one respondent entered the following details in relation to Panton Hill: Kangaroo Ground - St. Andrews Road.

The survey respondent selecting Panton Hill was asked to indicate their connection to this township/ locality. The respondent reported “Other - I live very close to this locality, just outside of the study area”.

4.9.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

The survey respondent selecting Panton Hill was asked to indicate the Neighbourhood Character Area allocated. The respondent reported Bush Residential 1.

The survey respondent was asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Very unsatisfied.

The survey respondent was then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. The respondent reported:

- I was very unsatisfied with the character area allocated to this address because I believe that trying to characterise all houses and gardens in the area as the same and then requiring future developments to meet those requirements will stifle the town.

The survey respondent was asked how satisfied they are with the:

- Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Very unsatisfied.
- Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Very unsatisfied.

- Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Very unsatisfied.

The survey respondent was then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. The respondent provided the following response.

- I am very unsatisfied because I think that the preferred character statement, objectives and design guidelines will all continue to limit growth in the area, forcing out younger people and families while only allowing in wealthy newcomers.

4.9.4 Other feedback for Panton Hill

Survey respondents selecting Panton Hill were asked to provide any general or other feedback. One respondent provided the following paraphrased comments.

- Many older residents feel strongly that the Shire should continue to look 'the same' as when they moved here and feel they have the right to dictate how development occurs in the future. This overlooks how the Shire has already changed, arguably for the better. The Shire is no longer farms and orchards as it once was, it is now a place for many families to raise children and enjoy being close to both nature and life's amenities. As those who moved here have children and grandchildren, it is a shame that many of these children and grandchildren cannot continue to live in the Shire due to limited housing diversity and the resulting lack of affordable housing. It is also a shame that increasing property values have led to people moving into the Shire who don't tend to share the same small town community values of those raised here. It is in this way that I think strategies such as this one that aim to keep the shire looking and feeling the same do exactly the opposite, leaving a Shire that is rapidly ageing and being filled with less community minded people.



4.10 Plenty

This section presents the findings relating to Plenty. **No survey respondents** commented on Plenty. Insights from one relevant **submission** are outlined here.

4.10.1 Key highlights for Plenty

- In relation to **Neighbourhood Character Area**, one submission participant indicated prescribing Neighbourhood Character housing styles is not achievable in the RR2 precinct of Plenty. It is already substantially developed and settled with many housing styles and garden styles.
- In relation to **Preferred Character Statement, Objectives, and Design Guidelines**, one submission participant indicated concerns about some aspects of the draft Strategy, particularly Building height and form, Siting and setbacks, Garage storage and vehicle access as well as inconsistencies with the Shire's Climate Action Commitments and Bushfire Planning.

4.10.2 Satisfaction with Precinct Profile of the Neighbourhood Character Area

One submission participant provided the following personalised (paraphrased) feedback in relation to the allocated Neighbourhood Character Areas for Plenty:

- **Submission 16:** Prescribing Neighbourhood Character housing styles makes sense and may succeed in suburbs where there are few established styles of housing. It is not achievable in the RR2 precinct of Plenty which is already substantially developed and settled, with many housing styles and diverse gardens.

One submission participant provided the following personalised (paraphrased) feedback in relation to Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features for Plenty:

- **Submission 16:** Concerns about references to 'larger building forms' which are contrary to Council's Climate Action Commitments or Council's Bushfire Provisions. Stepping houses down slopes probably means that they must incorporate stairs, making them less safe, particularly for the elderly and those with mobility issues. Plantings of any kind close to houses should be discouraged due to bushfire, and for other reasons. Siting garages and carports nearer the road is often advantageous as it minimises driveway length and reduces paving. As few properties come close to complying with the Preferred Character criteria or the proposed Design Guidelines, the expectation that planners will be able to enforce the proposed 'preferred character objectives and design guidelines' at this late stage is unrealistic. The inconsistencies between the proposed Design Guidelines, and Council's Climate Action Plan and its responsibilities to mitigate bushfire risks make the planners' enforcement task more difficult.

4.11 Research

This section presents the findings relating to Research. **One survey respondent** commented on Research. Insights from one relevant **submission** are also outlined here.

4.11.1 Key highlights for Research

- One survey respondent nominated an address in **Research** and reported their connection as "Other – I live very close to this locality, just outside of the study area".
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, the respondent reported Bush Residential 1.

- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, the respondent reported Unsure.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Satisfied.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Satisfied.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Satisfied.
- In relation to **Neighbourhood Character Area**, one submission participant indicated the document is very open and suggested stronger and more precise wording must be used. Add more controls about covering the earth with cement or other man-made products, not allowing native areas to be changed and removing native bush.

4.11.2 Connection to Research

Survey respondents were required to nominate an address within the Study area and one respondent entered the following details in relation to Research: Ingrams Road.

The survey respondent selecting Research was asked to indicate their connection to this township/ locality. The respondent reported "Live or own a property here".

4.11.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

The survey respondent selecting Research was asked to indicate the Neighbourhood Character Area allocated. The respondent reported Bush Residential 1.

The survey respondent was asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Unsure.

The survey respondent was then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. The respondent reported:

- New developments of white, 3 storey dwellings not set back are already occurring in this location, setting a precedent in conflict with the "preferred character".

The survey respondent was asked how satisfied they are with the:

- Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Satisfied.
- Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Satisfied.
- Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Satisfied.

The survey respondent was then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very

unsatisfied ratings), and invited to provide a personalised response. The respondent provided the following response.

- Satisfied if the guidelines and objectives are adhered to, but unsure if this can be done when precedents are already established with very new builds.

One submission participant provided the following personalised (paraphrased) feedback in relation to Preferred Character Statement, Objectives, and Design Guidelines as well as Neighbourhood Character features for Research:

- **Submission 9:** Wording needs to be more precise and strengthened. More input on controls about covering the earth with cement or other man-made products (such as driveways that channel water onto unsealed roads), and not removing native bush or vegetation.

4.11.4 Other feedback for Research

Survey respondents selecting Research were asked to provide any general or other feedback. One respondent provided the following paraphrased comments.

- Wonder why large swathes of land are excluded from the Strategy in the rural sections outside of Bush Residential 1 zones? Concerned this means that in the absence of a Strategy, building and development can occur without oversight and result in unfit dwellings, setbacks, style, number of dwellings.

4.12 St Andrews

There are no findings relating to St Andrews. **No survey respondents** commented on St Andrews and no **submissions** referred to St Andrews.

4.13 Wattle Glen

This section presents the findings relating to Wattle Glen. **No survey respondents** commented on Wattle Glen. Insights from one relevant **submission** are outlined here.

4.13.1 Key highlights for Wattle Glen

- In relation to **Neighbourhood Character Area**, one submission participant referred to being satisfied with the Neighbourhood Character types and suggested reclassification for some properties in Edward Street and reconsideration of 36 Mannish Road

4.13.2 Satisfaction with Precinct Profile of the Neighbourhood Character Area

One submission participant provided the following personalised (paraphrased) feedback in relation to the allocated Neighbourhood Character Areas for Wattle Glen:

- **Submission 6:** Pleased with Neighbourhood Character types. Draft Strategy appears to have areas of mapping inaccuracy and some properties need to be reclassified (5, 7, 10 and 12 Edward Street and 9, 11 and 13 Edward Street, the two lots next to 19 Clarke Avenue are part of 36 Mannish Road. Residential development of the two blocks would prevent this last remaining wildlife habitat corridor.

4.14 Yarrambat

This section presents the findings relating to Yarrambat. **One survey respondent** commented on Yarrambat. No **submissions** referred to Yarrambat.

4.14.1 Key highlights for Yarrambat

- One survey respondent nominated an address in **Yarrambat** and reported their connection as **live or own a property here**.
- When asked to indicate which **Neighbourhood Character Area** had been allocated to their selected address/ locality, the respondent reported Rural Residential 1.
- When asked about **satisfaction with the Neighbourhood Character Area allocated** to their selected address/ locality, the respondent reported Unsure.
- When asked about **satisfaction with the Preferred Character Statement for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Unsatisfied.
- When asked about **satisfaction with the Objectives for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Unsatisfied.
- When asked about **satisfaction with the Design Guidelines for the Neighbourhood Character Area** allocated to their selected address/ locality, the respondent reported Unsure.

4.14.2 Connection to Yarrambat

Survey respondents were required to nominate an address within the Study area and one respondent entered the following details in relation to Yarrambat: Youngs Road.

The survey respondent selecting Yarrambat was asked to indicate their connection to this township/ locality. The respondent reported “Live or own a property here”.

4.14.3 Satisfaction with Precinct Profile of the Neighbourhood Character Area

The survey respondent selecting Yarrambat was asked to indicate the Neighbourhood Character Area allocated. The respondent reported Rural Residential 1.

The survey respondent was asked how satisfied they are with the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Unsure.

The survey respondent was then prompted to provide the reasoning behind the satisfaction rating (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and/or what neighbourhood character type might better represent the selected address and invited to provide a personalised response. The respondent reported:

- Have been here for over 20 years. Roads very busy now. Need to implement plans to help reduce car usage. Need more for kids (i.e., basketball stadium, BMX, indoor netball, tennis courts). Need more diverse housing (i.e., close to public transport).

The survey respondent was asked how satisfied they are with the:

- Preferred Character Statement for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Unsatisfied.

- Objectives for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Unsatisfied.
- Design Guidelines for the Neighbourhood Character Area allocated to their selected address/ locality. The respondent reported being Unsure.

The survey respondent was then prompted to provide the reasoning behind the satisfaction ratings for Preferred Character Statement, Objectives and Design Guidelines (particularly Unsure, Unsatisfied or Very unsatisfied ratings), and invited to provide a personalised response. The respondent provided the following response.

- Doreen development has changed the area dramatically (i.e., Yan Yean Road is extremely busy and dangerous). Need to get as many cars off the road as possible (i.e., more diverse, near transport, schools, shops).

4.14.4 Other feedback for Yarrambat

Survey respondents selecting Yarrambat were asked to provide any general or other feedback. One respondent provided the following (paraphrased) personalised comments.

- Consider future planning that reduces pollution by reducing car dependence. A small supermarket (Aldi) at the corner of Yan Yean and Gorge Roads or Iron Bark Road would reduce traffic from Yarrambat using Yan Yean Road. More diverse housing permits older people to stay in the area and assists with more affordable housing. Diverse housing near schools, shops, and public transport. Trails to allow the use of bikes, scooters, or walking. More sporting facilities in Yarrambat to allow the youth to stay in area and not have to be driven 10ks to a basketball or netball stadium or tennis club. Draft Strategy does not appear to cater for future zero emissions targets and it makes sense to try to reduce car dependency. Thanks for taking the time to read my response.

4.15 Other feedback – overall draft Strategy or Shire

Nine submission participants provided the following personalised (paraphrased) feedback which relates to elements of the overall draft Strategy or Shire:

- **Submission 2:** Shire's new Design Guidelines to be updated to encourage aesthetic choices that maximise solar benefit and minimise carbon impacts; move away from high energy-impact building forms, materials, and colours; and discourage design elements that maintain or increase current carbon impacts.
- **Submission 8:** Protect trees and vegetation; retain larger blocks and a sense of openness or open spaces; low density and low heights; and the use of natural materials so dwellings blend into the natural environment. Mature canopy trees play a role in mitigating the 'heat island' impact and shade can reduce physiologically equivalent temperature and energy bills. At present, Council does not have complete control over factors such as maximum site coverage regulations and as-of-right vegetation removal exemptions for bushfire management (managed at State level). With state planning controls such as the ResCode and Neighbourhood Residential Zone, council advocacy at the state level will be required to effect changes to these laws, and to ensure that the protection and enhancement of canopy trees becomes an integral part of the urban design process. Draft Strategy to recognise the impact and importance of minimum subdivision sizes on vegetation loss.
- **Submission 13:** Concerns about 'Proposed of minimal subdivision sizes', inadequate definition of garden area under the State Planning Policies. Considerable garden area can be taken up with structures commonly found in new housing such as patios and decks, given the trend for indoor/outdoor living. There is also A6 and B9 Permeability limiting the amount of hard surface around a new development requiring at least 20% of the site should be covered by permeable surfaces. These surfaces can absorb water such as garden beds, lawn, and other unsealed surfaces. Such surfaces can include driveways, footpaths and outdoor entertaining areas provided the areas used for construction are pervious. The strategy should recognise the current deficiencies

of the planning policy in addressing open soil for garden beds, loss of vegetation, understory and canopy trees.

- **Submission 14:** Needs more clarity regarding which “guidelines” are being referenced, to what extent and who/section may have carriage of those vital steps. Nillumbik is both a green wedge shire and a Melbourne area of significant isolated and dispersed areas of natural vegetation. A biodiversity strategy must therefore contain references to the hot spots such as the Yarra River Corridor, the Diamond Creek corridor and Eltham Copper Butterfly areas. There are direct connections between the strategy and biodiversity such as in the strategy specification of precinct canopy tree density. A tree strategy (as a major element of the precinct/habitat) needs to be incorporated into the biodiversity strategy. This then needs to inform the Neighbourhood Character Strategy. Is this strategy a “follower or a leader” to biodiversity management in this area?
- **Submission 15:** The draft Strategy operates alongside other housing and other planning frameworks, and its significance must not be underestimated when striking a balance between competing frameworks in making decisions. Wording in document needs strengthening and design standards must be monitored and enforced. Be explicit about the impact of sealing gravel roads and the consequences for neighbourhood character in BR1 areas. Where road sealing does occur, colouring of road surfaces and drainage infrastructure (e.g. kerb and channel) must be compatible with preferred Neighbourhood Character. Refer to street lighting (pollution), traffic calming and street furniture as features of in BR1 areas. Council-owned ‘nature strips’ are commonly used for car parking or temporary storage of mulch and building materials. This is inappropriate in BR1 neighbourhoods and should be reflected in the document, monitored, and enforced. Power companies must balance safety, bushfire risk, and native/indigenous species under powerlines located on ‘nature strips’ in BR1. Council to play a stronger role in liaising with power companies. In relation to BR1 areas, lawns and non-native/non-indigenous plantings have no place in BR1 and steps must be taken to restore native/indigenous species. Apart from minimum compliance with bushfire management/mitigation, residents should be prevented from removing mature trees on the property that form an important part of the tree canopy. Support strengthening BR1 Design Guidelines density guide for significant indigenous and native canopy trees to every 50-100m² across the site or every 30-60m² would more closely reflect align with a stand of remnant vegetation. Design Guidelines should apply more explicitly to the understorey, as well as the canopy. Increase minimum amount of permeable surface to perhaps 50% in Design Guidelines.
- **Submission 18:** The cover photo is inappropriate for the Strategy; cover photo and images need to include more native and indigenous vegetation and canopy trees. The wording for action needs strengthening and to be unambiguous for strong emphasis (i.e., identify, should, consider, encourage, discourage, reflect). Strategy to state clearly and strongly, the existing and preferred character attributes of our localities. Needs more clarity for ‘identified for increased housing growth’. Are areas outside the Activity Centre Zone identified for future housing growth? If so, are they precincts covered in this strategy? Precinct types considered appropriate for larger scale developments such as aged care facilities, to be nominated in the Strategy and local policy. It is imperative that Council commits to including schedules to the zone to vary ResCode as suggested in p. 53 of NCSD. The recommendations regarding Design Guidelines will lack the necessary statutory weight unless enshrined into the schedule to the Zone that varies ResCode for the relevant precincts. The schedule should be designed to limit the subdivision of lots, maintain view lines, retain the natural topology, comply with set height levels, materials and colour palette and setbacks, and make it much harder to remove vegetation. Language/terminology should be ‘tighter’ and more prescriptive. Character descriptions need to be checked. Focus on climate change, greening the suburbs and positive impacts.
- **Submission 23:** Do not prescribe conditions that may be considered less sustainable in the longer term. Establishing planning conditions that reduce resident capacity of residents to take future climate action and carbon emissions reduction activities. Designs that have inherently poor thermal performance and require increased energy to heat and or cool. Requirement to establish high canopy or evergreen plantings near buildings that may reduce capacity for rooftop solar generation or winter solar gain for passive heating and lighting. Guidelines that reduce or prevent resident capacity to establish food plants and edible gardens
- **Submission 24:** Ensure all aspects of the draft Strategy are sufficiently clear to enable applicants for planning permits to understand Council’s requirements; and sufficiently precise to ensure that they will be upheld if subjected to an application for review at VCAT. Close the loopholes identified and ensure that the wording is sufficiently clear and precise to preserve the unique character of the Shire of Nillumbik.

- **Submission 25:** *The Shire of Nillumbik has special qualities and some desirable attributes and biodiversity unique to this area that need to be protected, enhanced, and actively encouraged. Such as the feeling of space/landscape, unique buildings (mud brick, owner builder). Allow a wider land use. Owners of small land holdings are often financially penalised for living with nature. Not rated as a farm because (rightly) they cannot clear it for agricultural use (specific overlays), must maintain it (weeds, feral animals, fencing) and be fire-ready among other things. Do not permit rushed, uninformed and time poor landholding practices that further reduce local biodiversity and degrade collective assets. Take control of the building process and restrict volume builders and actively encourage innovation in its built environment.*

4.16 Other considerations - indirectly related to draft Strategy

This section presents the personalised feedback from one survey and 15 submissions that is regarded as being indirectly related to the draft Strategy. It is noted that Council officers will address matters that are not directly related to the Strategy through a separate process.

One survey response provided the contextual information regarded as being indirectly related to the draft Strategy, for consideration. This personalised (paraphrased) feedback is as follows:

- Council has not learnt from C108 fiasco and continues to intrude in ratepayers' lives. Council to work with ratepayers and avoid leaving decisions to VCAT which destroy the locality and engage consultants who understand the area.

Fifteen of the 25 detailed submissions provided contextual information, photos, and examples regarded as being indirectly related to the draft Strategy, for consideration. This personalised (paraphrased) feedback is presented in this Section by submission.

Submission 1: *Had a lovely rural feeling until developers removed tree canopy and undergrowth over time. Many large, mature trees and vegetation has been removed, usually on weekends, when it is not possible to call Council to check for a permit. It seems nothing can be done.*

Submission 3: *The task of identifying, protecting, and strengthening the unique qualities of a township is difficult if the scope of enquiry is restricted to the built and natural environments. There is so much diversity in sizes, shapes, and styles within every township. The human factor plays a critical role; what the people are like – how they dress and look, what they do, what they value most about their area and how their collective 'style' is reflected in their township and properties. In Hurstbridge, our community exudes characteristics including love of indigenous trees, wildlife and animals, mudbrick recycled timber homes, the village, country 'feel', history, arts, culture, and the community actively protects Hurstbridge's identity. The themes could then be exhibited via local streetscape (e.g., pavements, street signs, manhole covers, street furniture, windows, telegraph poles, bus shelters, streetlamps), and incorporated into new private buildings in the area.*

Submission 4: *Fortunate to have unique fauna and flora, canopy, a contained village, bike paths, and bush character. Hope this Neighbourhood Character document will help to improve this.*

Submission 6: *There are two different interpretations of maps so remove the green Neighbourhood Character from the two lots altogether as it is inappropriate for them be developed as residential lots. Happy to discuss these mapping errors in more detail.*

Submission 7: *Cohousing can provide for greater housing diversity and deliver more affordable options that create liveable and sustainable communities. Liveable neighbourhoods are safe and socially cohesive, and environmentally sustainable. The market failure of current housing delivery options is denying property ownership for an increasing section of the population, and not delivering the preferred character, and outcomes sought by consumers and the wider community. Cohousing developments aim is to create a sense of community and social belonging through a design that emphasises shared space and social interaction. A cohousing model can contribute to broadening the concept and practice of 'more diverse housing' provision with social, ageing in*

place and environmental benefits. The citizen led delivery model ensures greater built form and affordability outcomes compared to conventional speculative development models. Insufficient direction is provided for assessing how ageing in place, placemaking, sense of belonging, social inclusion, community and climate resilience, liveability and wellbeing contribute to neighbourhood character (see Nillumbik's Health and Wellbeing Plan 2021-2025).

Submission 9: Minimal street lighting to reduce light pollution and not attract insects or wildlife and to retain the country feel. Reference the impact of changing from dirt unsealed road to a sealed road, colour of road surface, materials used to build the road, drainage, kerb and channel, sidewalks - all must have 60% agreement. Consider the impact on the environment. Who is responsible for maintaining crossovers and a process about appropriate traffic calming systems is needed.

Submission 10: Is it reasonable to promote Neighbourhood Character and the Strategy to prospective property owners.

Submission 11: New residential development should be planned around current major activity centres (Eltham and Diamond Creek), as this is the overarching theme of 20-minute neighbourhoods (Melbourne 2050). These major activity centres have recently adopted Structure Plans where greater building heights and densities are permitted and where the desire to "age in place" can be best accommodated.

Submission 16: How can the commitments with Guidelines be reconciled with Nillumbik Council's Climate Action Commitments - Council has 'committed to net zero energy emissions in its own operations by 2030 and to community net zero emissions by 2035.' Guidelines apparently intend to prevent the building of smaller homes, to have all houses face the street (regardless of impacts on thermal efficiency) and to discourage the use of concrete slab floors. Nillumbik Planning Scheme Bushfire Provisions recognise bushfire risk 'is a significant issue in the Shire' and seek to avoid intensifying bushfire risk to people and property through poorly located, designed, or managed use or development; and ensure development in rural areas mitigates potential fire risk.

Submission 17: The proposed character strategy will only worsen the feel of Eltham through lack of ambitious objectives contribute to deterioration of the Eltham character of the area. You as the council should do the opposite. Pockets of Leanne Drive and Collabah Drive are misassigned and look more Garden Court. Diosma Court and Gum Hill Crescent both in Bush Residential look more Garden Court. Make it easier for residents to landscape nature strips, scrap the fee and plan submission by providing a limited list of approved species instead. Renshaw Drive reserve is the only bush reserve in the area so engage nearby residents to produce and implement a landscaping plan.

Submission 19: Subdivisions have been approved that do not meet Council's policy on Medium Density Housing (i.e., 2 Kirwin Avenue, Eltham). A decision to refuse to grant a permit for this planning application only occurred after residents contacted Nillumbik councillors. Why didn't Council planners use the Medium Density Housing Policy to refuse the development?

Submission 20: Developments such as 28 to 34 Livingstone Road in Eltham are out of character with the area. Livingstone Road is not near a public transport hub and has become a street full of additional dwellings with trees being removed. Other examples are Batman Road, Railway Parade, Henry, Taylor, Luck and Arthur. The Council needs to change this.

Submission 21: Attracted to live in Eltham for its semi-urban, semi-rural nature, treed and bushy landscape. There have been many changes, particularly in the residential areas, and a steady diminution of the tree canopy as large blocks have been subdivided into dual occupancy and multiple dwellings. There is reduced area for plantings, decreased front, back and side setbacks, reduced retention of trees and increased impermeable ground surfaces. Often the buildings themselves are out of neighbourhood character, big and boxy and out of sympathy with the topography of the land.

Submission 22: The iconic character in Eltham was created because we were poor and built with mud bricks. The single rail line nurtured the small community that lived and worked here, locally employed or artist/potters, painters, poets, writers, musicians, landscape gardeners, jewellers, furniture makers, print makers, spinners, dyers,

knitters, weavers, muddies, builders and more. The Council was noninterventionist. This character was emasculated by the Urban Growth Boundary which fractured the Green Wedge into two. 90% of the population would now be crammed into 10% of the area, while 10% would live on 90% of the land. A population policy would enable Nillumbik to circumvent this abomination, the ultimate destroyer of what little is left of our neighbourhood character. The duplication of the rail line means residents can now live in Eltham, and commute to jobs elsewhere. Perhaps only a vocal minority cares about neighbourhood character.

Submission 25: *Immediate initiatives include educate children (particularly) and adults about nature, provide basic public transport, and take control of the building process. To protect its heritage, the Shire needs to be bold, and its residents need real choice. Take control of the building process and introduce specific bylaws and charges for every new building and addition in The Shire. The Shire currently employs a heritage officer on a .05 basis and this role should be expanded and given as much prominence as the Arts.*

5 Appendix 1. Engagement survey

Draft Neighbourhood Character Strategy Feedback Form



Provide your feedback to help
inform the final Strategy

Nillumbik Shire Council has developed a draft Neighbourhood Character Strategy after receiving initial feedback from the community earlier this year.

The purpose of the Strategy is to guide how new development in residential areas should 'fit in' with an area's particular character, ensuring that it respects and responds to the valued features or character of an area.

Neighbourhood character is what makes one neighbourhood look and feel different from another. It is created by a combination of landscape, vegetation, the built environment, history and culture, and how they interact.

The draft Strategy identifies eight different neighbourhood character types and has been informed by community input during our first round of consultation.

Council values your thoughts and opinions on the draft Strategy. In particular, we are seeking feedback regarding whether:

- We have accurately described the character areas?
- We have captured the things that are most important to the preferred character of your local area?

This feedback form has three focus areas:

1. Draft Neighbourhood Character Areas.
2. Preferred Character Statements, Objectives and Guidelines.
3. Feedback on the overall draft strategy.

If you would like to know more about the draft Strategy, which neighbourhood character area has been identified for a particular property in Nillumbik or to book into the various in-person and online engagement sessions, scan the QR code or go to participate.nillumbik.vic.gov.au/neighbourhood-character-strategy

We encourage you to explore this information provided as well as the draft Strategy before completing this feedback form.

If you need assistance or have any further questions regarding the project, please telephone Council on 9433 3111 and ask to speak to Strategic Planning or email strategic.planning@nillumbik.vic.gov.au

You can answer all questions in the survey or respond to the questions relevant to you.

Feedback closes **11.59pm Monday 10 October 2022.**

Return your completed form:

Attention: Strategic Planning, PO BOX 476, Greensborough VIC 3088

Or via email

strategic.planning@nillumbik.vic.gov.au

Feedback Form

Name (required)

Email/Mailing Address (required)

Feedback on the draft Nillumbik Neighbourhood Character Areas

There are eight different Neighbourhood Character Areas, all of which include a character description, key character attributes, character boundary, preferred character statement and objectives and design guidelines.

(You can find more details in [Section 6 & 7](#) of the draft Strategy, or alternatively a property search can be conducted on the Participate Nillumbik site by scanning the QR Code at the front of this survey.)

1. Which locality would you like to provide feedback on?

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

2. Which address in this locality are you providing feedback on?

3. What is your connection to this locality?

- ☐ Live or own a property in this locality
- ☐ Own a business in this locality
- ☐ Visit this locality (i.e.: go to school, shop, visit)
- ☐ Other (please specify)

4. Which Character Area has been allocated to this address? *(Please tick one only)*

- ☐ Bush Residential 1
- ☐ Bush Residential 2
- ☐ Garden Court 1
- ☐ Garden Court 2
- ☐ Garden Court 3
- ☐ Garden Residential
- ☐ Rural Residential 1
- ☐ Rural Residential 2

5. How satisfied are you with the Neighbourhood Character Area allocated to this address/area? *(Please tick one)*

Very satisfied	Satisfied	Unsure	Unsatisfied	Very unsatisfied

Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

6. How satisfied are you with the preferred character statement, objectives and design guidelines of this Neighbourhood Character Area?
(Please tick one option for each category).

	Very satisfied	Satisfied	Unsure	Unsatisfied	Very unsatisfied
Preferred Character Statement					
Objectives					
Design guidelines					

Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why:

Feedback on the overall draft Strategy

7. Do you have any general or other feedback about the draft Neighbourhood Character Strategy?

A little about you

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

8. Gender:

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

9. Age:

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

10. Locality where you live

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

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

- ☐ A person with a disability
☐ LGBTIQ+
☐ A person of Aboriginal and Torres Strait Islander decent
☐ A person speaking English as a second language
☐ None of the above
☐ Prefer not to say

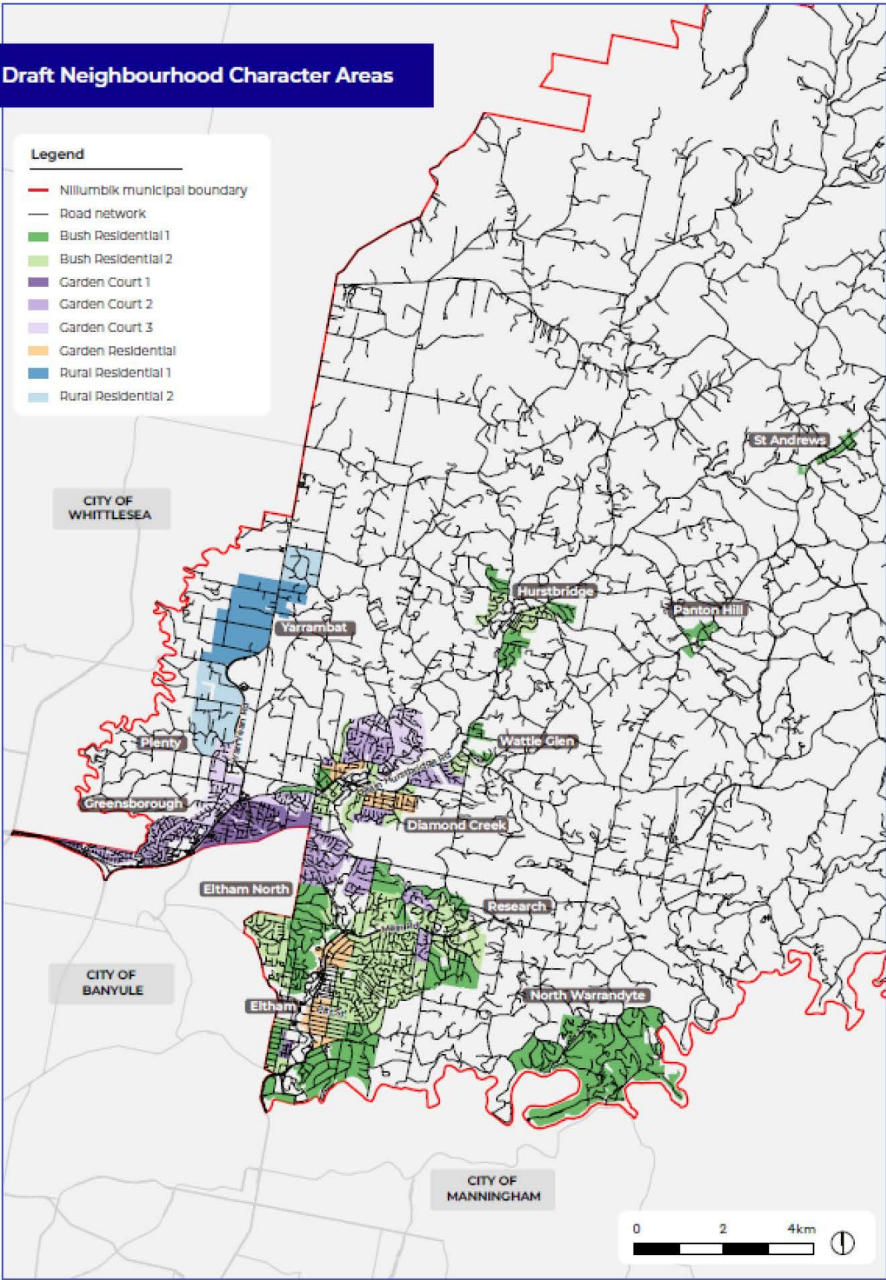
12. How did you hear about the Draft Neighbourhood Character Strategy or this consultation?

- ☐ E-Newsletter ☐ Instagram
☐ Word of mouth ☐ Came across this pop-up at the market/event
☐ Nillumbik News ☐ Other (please specify) _____
☐ Facebook

Privacy Collection Notice:

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

Thank you for sharing your feedback and ideas!



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Participate Nillumbik

Feedback on the Draft Nillumbik Neighbourhood Character Areas

Aug 29, 2022 - Oct 10, 2022

Project: Home
Tool Type: Form
Activity ID: 394
Exported: Oct 12, 2022, 09:47 AM
Exported By: [REDACTED]

Response No:
1

Contribution ID: 21648

Member ID:


Date Submitted: Oct 10, 2022, 11:55 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Residential
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Inaccuracy of stated attributes eg width of roads, number of footpaths. Areas unsuited included eg properties between Dalton St and Mt Pleasant Rd..number and size of trees, style of properties, surrounded by BG precinct. Looseness of language
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Language not tight enough, ambiguous,...eg 'encourage', 'natural' materials, 'complement' 'predominantly' Language needs to be stronger and more precise to be able to be transferred into meaningful actionable statements in schedules to zones and ResCode.
More specific details need to be given regarding separation between buildings and how to achieve the purpose of separation.
Inaccuracies in character attributes in particular style of roads, presence of footpaths and inappropriate property inclusion in southern section of precinct.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
Language needs to be made more specific and less ambiguous. ...'consistent materials' ?? 'muted colour palette'? 'complement' , 'will' not 'should', 'encourage'? 'complement', 'respond positively to', 'reflect'. The document is full of them. How will their weakness and lack of specificity translate into Schedules to the zones?
'Predominantly'? How will VCAT define it when it comes to a planning application? Where did the Preferred character of 'predominantly' 1-2 storeys come from (It assumes therefore that there will be three storeys or more in eg South Eltham)
Many statements are virtually the same for each precinct.
Need to be enshrined in schedules to give more weight at VCAT.
Cover photo not typical. Urban greening. Front and rear setbacks necessary. Housing strategy..'designated for housing growth'?

Q12	First Name
Short Text	██████████
Q13	Last Name
Short Text	██████████
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	██
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	

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Feedback on the Draft Nillumbik Neighbourhood Character Areas



Response No:
2

Contribution ID: 21647

Member ID:

Date Submitted: Oct 10, 2022, 11:51 PM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Eltham

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Rural Residential 1

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Satisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

As I understand, the new proposed Nillumbik Character Strategy seems to respect and retain the values and objectives outlined in the residential design guidelines from 2001. It's crucial the Bush Residential Character Area is supported through the Neighbourhood Character Strategy to retain and indeed now restore its significant high vegetation and canopy trees and Eltham's strong arts and celebrated unique architectural history. If our trees are replaced with obtrusive, cheap and badly designed townhouses, we become just another outer suburb. This area's point of difference is an invaluable drawcard and certainly the only reason our family settled here.

Q7 Preferred Character Statement

Multi Choice Satisfied

Q8 Objectives

Multi Choice Satisfied

Q9 Design guidelines

Multi Choice Satisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

With respect to new dwellings and development, the objectives regarding retaining existing vegetation and planting new indigenous trees is excellent. Importantly, more clear information on bulk of new dwellings and side setbacks to ensure new builds do not impose on neighbours or clash with existing neighbourhood character required.

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

Definition of modern architecture its too broad. 3 stories is too high even for central Eltham. Bush residential summary too broad - fails to recognise mix of formally landscaped and informal native gardens.

Thank you for working to preserve Eltham's valued and unique history and character. The trees, Alistair Knox's legacy and the arts community are worth celebrating and protecting.

Q12 First Name

Short Text

Q13	Last Name
Short Text	<input type="text"/>
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	<input type="text"/>
Q16	Please provide a mailing address.
Short Text	<input type="text"/>
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth Subscriber to Participate Nillumbik

Response No:
3

Contribution ID: 21644

Member ID: 2096

Date Submitted: Oct 10, 2022, 10:52 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Residential
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
This will hopefully be an improvement on what has happened in more recent years, where sites were cleared of all vegetation and hard stand covered the earth.
There should be vegetation, permeability, articulated building structures.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
The intention is good. However, I think that the design guidelines could be more prescriptive in relation to the ratio of vegetation coverage to building and driveways / paths.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I'm unsure why architectural designs can't mimic old architectural styles?
I wonder why properties on main roads can't have enhanced privacy fencing?
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	A person identifying as LGBTIQ+ (Lesbian, Gay, Bisexual, Transgender, Intersex, Queer+)
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
4

Contribution ID: 21643

Member ID:

Date Submitted: Oct 10, 2022, 10:49 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
These guidelines are open to interpretation as they say "should" rather than "will" or "must"
This will make it easier to regulate and prevent loopholes
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
These guidelines are open to interpretation as they say "should" rather than "will" or "must"
This will make it easier to regulate and prevent loopholes
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

Response No:
5

Contribution ID: 21641

Member ID:

Date Submitted: Oct 10, 2022, 10:44 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Visit this locality (i.e: go to school, shop, visit)
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
The guideline statements need to say "will" or "must" rather than "should"
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
These objectives all say "should" which is too vague and loose, they are open to interpretation. They need to be changed to "must" or "will" so they are more clearly defined guidelines.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
The use of building with natural or sustainable products such as mud brick or recycled bricks should be encouraged, possibly through rebate etc
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

Response No:
6

Contribution ID: 21640

Member ID:

Date Submitted: Oct 10, 2022, 10:22 PM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Eltham North

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Bush Residential 2

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Unsatisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

I do not think it is a good idea for the NCA to change mid way along a street. This will only encourage 'creep' of the more developed characteristics encroaching on the area of less developed characteristics.

Q7 Preferred Character Statement

Multi Choice Satisfied

Q8 Objectives

Multi Choice Unsatisfied

Q9 Design guidelines

Multi Choice Unsatisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

I am not satisfied with one particular aspect of the objectives, namely that it is 'characterised by predominantly 1-2 storey dwellings'. I am unaware of any dwellings in this area which are more than 1-2 storeys. Therefore, it is not just 'predominantly' characterised by 1-2 storey dwellings, it is limited to 1-2 storey dwellings. It would not be appropriate for dwellings to have more than 2 storeys and for this to remain the case must be made clear in the objectives. I am not satisfied with the design guidelines because I do not believe that they are worded strongly enough to ensure the preferred character statement and objectives are met. Every mention of 'should' needs to be replaced with 'will' or 'must'.

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

The lack of strong wording to ensure objectives are met is apparent throughout the draft strategy, not just in the area where I live. Language such as 'can' and 'should' throughout must be strengthened to 'will' or 'must'.

Q12 First Name

Short Text

Q13 Last Name

Short Text

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik Facebook

Response No:
7

Contribution ID: 21638

Member ID:

Date Submitted: Oct 10, 2022, 10:08 PM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Eltham

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Bush Residential 2

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Satisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

properties should require significant corridors of native planting to allow for mature trees and open space between properties and homes.
Subdivision of blocks should not be allowed, to make land smaller than 900sm and only one dwelling per block. this allows for sufficient planting and open space between homes and allows each homeowner to enjoy the privacy and vista of trees around them without looking out onto their neighbours.
It means homes can have backyards and front yards with significant vegetation.

Q7 Preferred Character Statement

Multi Choice Satisfied

Q8 Objectives

Multi Choice Satisfied

Q9 Design guidelines

Multi Choice Unsatisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

I think that the guideline are a little loose and appear more as recommendations rather than what is required. I think there should be more information on the size of lots to ensure that there is substantial space between dwellings. These guidelines do go far enough to protect the privacy, open space and tree canopy and vegetation that homes currently enjoy. Those that have currently paid a premium to buy into this area and who have paid rates for a significant number of years should have the value and quality of their homes and lifestyle preserved.

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

The protection of our neighbourhood character should be very clear and enforceable in particular to deter overdevelopment of Eltham. It's important that homes and land cannot be overdeveloped, and that homes are nestled into the natural environment, that the buildings do not become the dominant feature of the landscape. We also need to ensure development is kept to no more density than we currently have to ensure the safe evacuation of all residents in case of an emergency such as fire. At the current rate of population and the road infrastructure I believe it would be very difficult to evacuate all residents of Eltham in an emergency. We need to ensure that there is not an increase in homes and residents which would only exacerbate the problem.

Q12	First Name
Short Text	██████████
Q13	Last Name
Short Text	██████████
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	██
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

Response No:
8

Contribution ID: 21636

Member ID:

Date Submitted: Oct 10, 2022, 09:28 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
It's not a perfect description . States the area is predominately 1 and 2 storey buildings. Where are the 3 storey buildings? I have seen only one. When you talk of setbacks you should talk of front, side and rear setbacks. Very little front fencing exists. Front fencing should not be allowed. It discourages neighbourly interaction. If front fences have to be allowed they should be set back 2 meters from the front boundary. In the Public Realm you fail to mention that underground power lines are common. This is to be encouraged as it allows for mature canopy trees. Garages and carports should always be located behind the line of the front dwelling facade and never in the front setback. Building height and form... new buildings should never be set on ridge lines. The only thing on a ridge line should be tree canopy.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
See previous box.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
Page 52 .The purpose should be to protect and enhance the current neighbourhood character, not to dilute it to accommodate any future increased housing growth or density.
The Design Guidelines need to be incorporated into the Zones Schedule that vary Rescode, to protect vegetation view lines and limit subdivision.
- Q12** First Name
Short Text [REDACTED]

Q13	Last Name
Short Text	[REDACTED]
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	Prefer not to say
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

Response No:
9

Contribution ID: 21632

Member ID:

Date Submitted: Oct 10, 2022, 05:27 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I am concerned that the new guidelines will allow buildings of more than 2 storeys. This would severely impact the character of this area.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Guidelines need to be more precise and protection of existing trees must be assured, not just recommended.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
As a 30+ year resident of this area and street, I am very concerned to see its low rise and green character maintained. It is a small, narrow street which would be ruined by over development. Traffic, because of the school is already a problem. Higher density housing would make this worse.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	<div style="background-color: black; width: 150px; height: 15px;"></div>
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News Facebook

Response No:
10

Contribution ID: 21630

Member ID:

Date Submitted: Oct 10, 2022, 04:28 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I think it is the appropriate neighbourhood character area for this part of Eltham
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I think there should be a statement in the "Objectives" to more strongly reinforce the spacing between dwellings as outlined in Objective 4 to prevent higher density developments in the zone i.e. multi-dwelling developments in existing building blocks that have one dwelling. We also need to maintain and further develop the existing tree canopy.

For example, I would suggest in the design guidelines that subdivision of existing blocks for multi-dwelling developments must each have a minimum area of 500 square metres before a planning application for multiple dwellings on an existing block with a single dwelling would be considered. Alternatively, state a minimum separation distance e.g. 20 metres between dwellings to allow for planting of multiple medium indigenous/native trees as listed under "Siting & Setbacks". I like the idea of a large indigenous/native tree for every 100m2, possibly even less area e.g. 1 tree/80m2. we really need to maintain and improve the existing tree canopy.
That is, we need more definitive and clear rule statements to avoid higher density development that is totally inappropriate for this zone.

I think there must be more definitive statements of for the design guidelines, some of them are too open for interpretation in disputes. The word "should" must be replaced by "will" or "must" in all statements to reinforce and support of the proposed guidelines
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
From my perspective, I'm generally happy with what has been prepared to date and appreciate the opportunity to express my concerns. I just hope that all of the residents' concerns and suggestions are noted and incorporated into the next phase of the process.

Q12	First Name
Short Text	██████████
Q13	Last Name
Short Text	██████████
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	██
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik E-Newsletter Facebook Other: Member of ECAG

Response No:
11

Contribution ID: 21627

Member ID:

Date Submitted: Oct 10, 2022, 03:25 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Diamond Creek
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I think the description matches the address.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text I'm generally satisfied, but I do think the objectives and the decision guidelines need to have more teeth and be clearer (more specific about tree ratios particularly). When you consider what the current neighbourhood character profiles require, I think what is proposed now is a bit watered down. What is proposed needs to be robust, clear and be able to be used in statutory planning decision making to ensure the character of neighbourhoods is retained and protected into the future. The outcomes also need to be achievable - some precincts seek for 4 metre setbacks for canopy trees. This is not sufficient space for a large canopy tree to grow. These things among others need to be considered carefully if this is going to be implemented into the Planning Scheme and used when assessing planning applications.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	25-34 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: I work at Nillumbik

Response No:
12

Contribution ID: 21624

Member ID:

Date Submitted: Oct 10, 2022, 02:44 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Residential
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Generally reflects the preferred characteristics of the local area. However the reference to 'presence of paved footpaths on either side of the street' is not correct as there are various instances where only one footpath is provided and there are some sections of some streets where no footpath is available.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I am not comfortable with the following draft objective: 'reflects the preferred built form, characterised by predominately 1-2 storey dwellings with a mixture of architectural styles that utilise natural materials and simple building forms.' I don't support preferred built form being predominately 1-2 story dwellings.....how is the word 'predominately' to be interpreted, which could enable higher multi level residential buildings to be constructed. This is not my preferred built form of low scale dwellings and this description does not support or fit with the description in the draft preferred Character Statement of: 'Built form reflects the low scale dwellings, using simple building forms with neutral building materials sympathetic to the existing weatherboard and brick dwellings.'

Again the Design Guidelines (Building height and form) encourages acceptance of and development of 1-2 storeys buildings, which does not conform with the draft preferred Character Statement of: 'Built form reflects the low scale dwellings'. I support that buildings 'should be designed to follow the topography of the land', which then encourages the use low scale dwellings.
Under Sitings and setbacks I consider the suggested minimum setbacks from side boundaries should be larger.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I consider it is important that the Preferred Character Statement and Neighbourhood Character Objectives are given the necessary statutory weight within the overall planning process to be able to stand up in any VCAT challenges. It is therefore imperative Council undertake whatever changes are required to schedules and zones to ensure necessary variations to ResCode requirements, so it is clear what is required that will not be varied. Accordingly I support the statement on page 52 of the Draft Strategy that: Design guidelines that are to be translated into a zone schedule, to vary ResCode standards,

should be enhanced by including specific details of the schedule changes (i.e. permeability, site coverage, front and side setbacks).

Q12

First Name

Short Text

Q13

Last Name

Short Text

Q14

Do you have an email address?

Select Box

Yes

Q15

Please provide your email address. (Please double check your email address has been written correctly).

Email

Q16

Please provide a mailing address.

Short Text

Q17

Age Group

Multi Choice

70-84 years

Q18

Gender

Multi Choice

Male

Q19

In which locality do you reside?

Select Box

Eltham

Q20

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

Multi Choice

Q21


How did you hear about the Draft Neighbourhood Character Strategy or this consultation?

Multi Choice

E-Newsletter
Nillumbik News

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Feedback on the Draft Nillumbik Neighbourhood Character Areas



Response No:
13

Contribution ID: 21623

Member ID:

Date Submitted: Oct 10, 2022, 02:37 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
All of Glen Park and Lower Rds should be in Bush Residential 1. The views across the valley and down to the creek need to be protected as they are prominent here. The tree canopy is prevalent as are bushy gardens. Dwellings generally are not imposing on the landscape. The boundary is at my fence. I have a large number of canopy eucalypts and a bushy garden. On what basis was this arbitrary boundary created?
- Q7** Preferred Character Statement
Multi Choice Unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
The language used is not tight or prescriptive enough. Preferred, predominantly, positively respond, complement are open to interpretation. Setbacks need to be stated. Backyard amenity is just as important as front streetscape. Does complement 1-2 storey mean that a higher dwelling would be considered appropriate? What does offset planting mean if a tree is removed? Replant where possible indicates that it would be ok not to replant. The word "should" needs to be replaced with "will". This makes the guidelines much tighter. If a tree canopy is not present what measures will be taken to ensure the building is not intrusive.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
Throughout the document the language used needs to be tighter so that it has more clarity and weight. If an area is designated for housing growth then that growth must be in accordance with the existing character not change it. Future character does not meet the residents' expectations of their already stated preferred existing character. The threats discussed in the document are real. Previous survey results the document quotes state the importance residents place on vegetation, topography, setbacks and views. The document must strengthen policies which relate to reducing bulk and size of buildings, increasing setbacks on all boundaries to allow for meaningful planting and screening, strengthen policies which enforce vegetation retention and restrict subdivisions. The link between climate change and vegetation must be heeded.

Q12	First Name
Short Text	■
Q13	Last Name
Short Text	■
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	■
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth Nillumbik News E-Newsletter Email Subscriber to Participate Nillumbik

Response No:
14

Contribution ID: 21620

Member ID:

Date Submitted: Oct 10, 2022, 10:41 AM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Eltham

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Bush Residential 2

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Unsatisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

I am at a loss as to why we are in Bush Residential 2 area and not Bush Residential 1 as Withers Way which is one street away is Bush Residential 1.

Q7 Preferred Character Statement

Multi Choice Very unsatisfied

Q8 Objectives

Multi Choice Unsatisfied

Q9 Design guidelines

Multi Choice Very unsatisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

I'm very concerned about the lack of definitive guidelines in the objectives listed. For example "to ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings".

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

I am concerned that my area has not been zoned as it should have been as listed above. I also am tremendously concerned about the neighbourhood character objectives that say 'new developments reflect the preferred built form, characterised by predominantly 1-2 storey dwellings. I think this should be more precise and say ONLY 1-2 storeys, so that future development can only be to this height. The wording is not strong enough to protect the environmental look and feel of our area and needs to be reworded to reflect this. I also feel where you refer to building materials for this area you list predominantly brick or render and other contemporary materials, but again this is not precise enough to keep the environmental earthy feel that Eltham is renowned for in relation to colours and also incorporating more rustic materials such as stone and timber. Unfortunately our street has seen some hideous inappropriate development that shows what occurs when guidelines are not given clearly and adhered to. I think you need to be more precise so we retain the look that makes Nillumbik (Eltham) so unique and special. After all, that is what we are renowned for and why most of us chose to live here.

Q12 First Name

Short Text

Q13	Last Name
Short Text	[REDACTED]
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	A person of Aboriginal and Torres Strait Islander decent
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
15

Contribution ID: 21613

Member ID:

Date Submitted: Oct 09, 2022, 10:14 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Might be too little too late as this area is rapidly being subdivided with loss of tree cover. Townhouse developments along Karingal Drive very unsympathetic and already there.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Query desire for only pitched roofs. Surely more leeway is needed if innovative design is to be desired. Please no more McMansions here.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

Response No:
16

Contribution ID: 21608

Member ID:

Date Submitted: Oct 09, 2022, 07:08 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Visit this locality (i.e: go to school, shop, visit)
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
The gardens in this area are poorly maintained and very little native vegetation. Conifers and pines should be replaced with natives to better cater for native fauna.
- Q7** Preferred Character Statement
Multi Choice Unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
The home are very large and some landscaping has not even been completed in the area of newer builds. A transitions to predominately indigenous trees and plants to better cater for native fauna should occur. Council shld plant natives on nature strips
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
The homes are very large and some landscaping has not even been completed in the case of newer builds. A transition to predominately indigenous trees and plants should occur here to better cater for native fauna a link nature corridors better. Council shld plant natives on nature strips
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Prefer not to say
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
17

Contribution ID: 21606

Member ID:

Date Submitted: Oct 09, 2022, 07:01 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
We just bought in the area because of the large indigenous trees and the views out to kangaroo ground area. We hope that the area retains these characteristics and that residents are held accountable for maintaining native planting and replacing plants
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I'm unsure if it has changed much. I really want to make sure that higher density development and subdivisions consider this carefully.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Prefer not to say
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
18

Contribution ID: 21601

Member ID:

Date Submitted: Oct 09, 2022, 05:14 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I think it accurately reflects our neighbourhood character. A balance needs to be struck between subdivision of existing large blocks, which should be allowed within reason to help with housing shortages, and retaining neighbourhood character
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Please see answer above
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
We moved to this part of eltham for the neighbourhood character described in the report. However, I'm also conscious that the large bush blocks lend themselves to sensitive subdivision, which I think is appropriate given the well publicised shortage of housing stock
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: ECAG

Response No:
19

Contribution ID: 21592

Member ID:

Date Submitted: Oct 09, 2022, 01:39 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
This description and approach adequately captures the feel of the area. Such an approach earlier might have modified some of the newer buildings in the area that do not belong.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
If they can be enforced, this will help in our area, however I have noted lack of adherence to landscaping intentions widely across Nillumbik.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik Email E-Newsletter Nillumbik News Facebook Other social media forums Word of mouth Other: Eltham Community Action Group flier.

Response No:
20

Contribution ID: 21585

Member ID:

Date Submitted: Oct 08, 2022, 08:13 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
This sounds like an accurate representation of this beautiful neighbourhood
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I feel that with these guidelines in place, the unique character of Eltham North can be upheld, and importantly, our beautiful bush setting can remain, which benefits not only us as residents, but the environment more broadly, and its creatures.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
21

Contribution ID: 21579

Member ID:

Date Submitted: Oct 07, 2022, 10:17 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I fully agree with the descriptions supplied. Retention of existing character in this area is essential - this should ensure that any new development does not exceed a 2 storey limit.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Preferred Character Statement must be stronger. Saying that "New development positively responds to the predominantly low scale" should simply say that any new development must be restricted to 2 storeys.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Preferred Character Statement and Objectives must be stronger. Saying that "New development positively responds to the predominantly low scale" should simply say that any new development must be restricted to 2 storeys. Also, there are also MANY streets with no footpaths in this area; long may this remain!
Character Elements / Building Height should say "New development MUST complement the 1-2 storey building height". All other BR2 wording is good.
More generally on the overall strategy : the strength and weight of Neighbourhood Character must be included in Rescode by focusing these characteristics within, say, an SLO.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik Nillumbik News E-Newsletter

Response No:
22

Contribution ID: 21574

Member ID:


Date Submitted: Oct 05, 2022, 06:20 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I oppose development in Eltham anywhere really, the criteria of Bush Residential 1 are ideal for many areas of Eltham.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text I wish the notification of tree removal was notified via a council app in real time for a specified distance range so that locals can give considered feedback
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

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Feedback on the Draft Nillumbik Neighbourhood Character Areas

 THE HIVE

Response No:
23

Contribution ID: 21572

Member ID:

Date Submitted: Oct 05, 2022, 04:51 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Residential
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I believe my property and surrounding properties should be reclassified under Bush Residential 2. I will forward a separate submission with a map and photos.
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Very unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I believe Bush Residential 2 is a more accurate description of neighbourhood character around my property. Concerned that splitting streets into different areas will impact streetscapes e.g. Sheffield Street
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
Concerned that the phrase "predominantly" 1-2 storey dwellings (point 1 in Neighbourhood Character Objectives) implies that other than 1-2 storey dwellings exist. This ambiguity may be exploited by developers.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

Response No:
24

Contribution ID: 21570

Member ID:


Date Submitted: Oct 05, 2022, 09:40 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I want to ensure that unnecessary subdivision is avoided. Ensuring that the medium density goal is maintained.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Jj
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

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Feedback on the Draft Nillumbik Neighbourhood Character Areas

 THE HIVE

Response No:
25

Contribution ID: 21569

Member ID:

Date Submitted: Oct 05, 2022, 08:58 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice North Warrandyte
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I would like it to remain less developed and vegetated.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text The notion of building to allow for tall trees seems unusual given the fire dangers of our area. I think it's great to keep paving and driveways to a minimum,
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text I think it could be time for our street to be paved, reducing costs of repair and grading to the council. It often seems that Nth Warrandyte is neglected by Nillumbik council. Virtually no facilities or services are provided directly in the area. I would like to see a twice annual green waste collection to assist with fire fuel reduction (always to a minimum)

Of what significance is the gender identity of residents? If all are equal and the be treated as such then it doesn't matter.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	No
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	Na
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Prefer not to say
Q19	In which locality do you reside?
Select Box	North Warrandyte
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
26

Contribution ID: 21553

Member ID:

Date Submitted: Oct 03, 2022, 05:45 PM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Eltham

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Bush Residential 2

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Satisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

Happy there are objectives to limit high density developments and to keep bush character

Q7 Preferred Character Statement

Multi Choice Satisfied

Q8 Objectives

Multi Choice Satisfied

Q9 Design guidelines

Multi Choice Satisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

As this is a bush area I'm satisfied with the keeping of the bush character

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

Q12 First Name

Short Text

Q13 Last Name

Short Text

Q14 Do you have an email address?

Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	A person with a disability A person of Aboriginal and Torres Strait Islander decent
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
27

Contribution ID: 21552

Member ID:

Date Submitted: Oct 03, 2022, 05:24 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Woodridge subdivision area has covenants that required predominantly brick dwelling and no front fence. This is ignored, and Woodridge area is lumped in with eastern Eltham township - disregarding Woodridge's distinctive bush garden character
- Q7** Preferred Character Statement
Multi Choice Unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text The former Bush Garden character assigned to this area under SLO3 had permit height limits of 7.5m that should be retained. Woodridge subdivision area has covenants of predominant brick dwelling and no front fence which is ignored.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text It is important that council sets down appropriate Neighbourhood Characters, but more important that council follows their own requirements. A good example is a recently approved council planning permit : [REDACTED] Marlow Place, Eltham. I had a council officer attend a site meeting to discuss this build after completion, and he still could not see how it completely contradicted the requirements of the SLO3 guidelines. [REDACTED] Marlow Place is a large 2 storey grey building that penetrates the tree canopy, disrupts the landform and vegetation, affects long distance vistas and blocks views! It is nothing like other split level brick houses in the area that conform to the contour of the land and don't spoil the bush character, yet council deemed this to be a suitable building to sit alongside the bushy linear reserve and block neighbourhood views of trees, the reserve and beyond!!
- Q12** First Name
Short Text [REDACTED]

Q13	Last Name
Short Text	[REDACTED]
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
28

Contribution ID: 21551

Member ID:

Date Submitted: Oct 03, 2022, 05:00 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Some streets that are in different residential categories , eg bush 1, have wonderful native trees planted along the nature strips. I think this should also occur along other streets in my area to maintain the character.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I wander around my area and find it fairly attractive. Mostly due to each resident planting appropriate gardens for the soil and character. This would be incredibly enhanced if more natives were planted by the council along the nature strips.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
The pressure to develop properties seems never ending, so seeing small sized land subdivisions anywhere is a concern for families that need to connect and find space to play . Not just store our bodies but also our mental wellbeing. I look at Doreen and know I'm insanely privileged to live here. But let's face it, without the pressure of the community in Eltham, the council could have approved some nightmares. I'm grateful to the council members who are committed to allowing our area to remain unique and green. As apposed to those that want to develop it.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email Nillumbik News Word of mouth

Response No:
29

Contribution ID: 21549

Member ID:

Date Submitted: Oct 03, 2022, 03:51 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It reflects how I want properties in the area to be.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text As above
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
30

Contribution ID: 21548

Member ID:

Date Submitted: Oct 03, 2022, 03:36 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I am satisfied that the Character Area is adequately described, and at this time, the area is not over-developed as some other areas of the town.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
As long as the design guidelines are adhered to, and green spaces are preserved as on map, then the draft strategy has my approval.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I think it is most important that we do not over-develop areas of Eltham, and we must preserve the green spaces which give the area its character.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	<div style="background-color: black; width: 150px; height: 1.2em;"></div>
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	<div>Nillumbik News</div> <div>Other social media forums</div>

Response No:
31

Contribution ID: 21538

Member ID:

Date Submitted: Oct 01, 2022, 03:04 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Development in Eltham needs to be controlled.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text As above
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: letterbox drop

Response No:
32

Contribution ID: 21520

Member ID:

Date Submitted: Sep 29, 2022, 03:36 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Hurstbridge
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
It sounds good however we need footpaths on busy streets including Anzac ave, and keen with proper drainage to avoid annually having ditches dug.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Dissatisfied with the preference to not include kerb and footpath, especially on a road like Anzac Ave that is very steep, cars go very fast, has a sharp drop to open storm drain and lots of families with prawns and young children forced to walk on road.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Hurstbridge
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Came across this at the market/event

Response No:
33

Contribution ID: 21519

Member ID:


Date Submitted: Sep 29, 2022, 03:27 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Residential
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Looks good
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Good to keep the greenery
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Don't allow split blocks with townhouses in this area and it'll keep looking good, thanks
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Brochure in the mail

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Feedback on the Draft Nillumbik Neighbourhood Character Areas

 THE HIVE

Response No:
34

Contribution ID: 21475

Member ID:

Date Submitted: Sep 23, 2022, 07:14 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I like the character description
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Difficult to choose such a simple response with such an in depth report
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
123 page report and you want public engagement? How many people do you really think are going to go through this report, let alone go into detail of all the overlay intricacies and jargon contained within.

So, I will keep it simple- have lived in the area for forty years and the property subdivision that is happening is choking the already busy roads of Eltham, as well as removing much required vegetation that makes our area so beautiful. STOP the subdivision in Eltham!
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

Response No:
35

Contribution ID: 21474

Member ID:

Date Submitted: Sep 22, 2022, 09:42 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Greensborough
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Don't believe you should tell us what to plant or what roof material to use
- Q7** Preferred Character Statement
Multi Choice Unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Don't believe it's councils business to tell us what we should build
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Won't be planting anything in garden I don't want. I believe the council's job is roads, rates, rubbish and planning approvals - Too many rules and regulations and oversight wanted by council. What I have in my garden and on my roof is my business - if I wanted a fence I'd build one. Can see council spending lots of money at VCAT. This from a council who wanted to put a hospital in an inappropriate area.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Prefer not to say
Q19	In which locality do you reside?
Select Box	Greensborough
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
36

Contribution ID: 21473

Member ID:

Date Submitted: Sep 22, 2022, 07:15 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Residential
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I feel the description is reasonable, albeit not comprehensive, for our neighbourhood.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text The guidelines indicate what "should" be done without specifying what can't be done, such as a maximum unit density or building height. That lack of clarity is a concern as developers tend to push the boundaries to maximise their return.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text I recognise it is a strategy, not a full specification, but the lack of demarcation and specificity around what will be permitted or rejected is what leads residents to not trust the process.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik Facebook

Response No:
37

Contribution ID: 21470

Member ID:

Date Submitted: Sep 22, 2022, 04:49 PM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Diamond Creek

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Bush Residential 2

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Satisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

I like the idea of new dwellings being 1-2 storey in height ; the low front fences; the encouragement of canopy trees and understory vegetation. Not sure of setback of 4m from side boundary. Could open carports /decks be excluded from this rule?

Q7 Preferred Character Statement

Multi Choice Satisfied

Q8 Objectives

Multi Choice Satisfied

Q9 Design guidelines

Multi Choice Satisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

Continuing on from comments above (limited space provided on this form): 1-2 storey height of dwellings in this zone eliminates the worry of multi storey buildings taking over this leafy suburb.

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

Found about this draft strategy through Nillumbik News which was just delivered yesterday. Short time frame for feedback.

Q12 First Name

Short Text

Q13 Last Name

Short Text

Q14 Do you have an email address?

Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
38

Contribution ID: 21469

Member ID:

Date Submitted: Sep 22, 2022, 12:30 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
The Character Area has a suitable description and balances the level of residential density with the local and expanding environment/landscapes.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I like that there is sufficient and reasonable protections for existing trees, but also for the establishment of new trees and growth as properties are developed. I support the design response that places emphasis on 1-2, but mostly single storey housing.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	25-34 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
39

Contribution ID: 21468

Member ID: 1136

Date Submitted: Sep 22, 2022, 12:21 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text my street seems half way between bush 1 and bush 2. not many unsealed roads around anymore.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text the only thing I wonder about is the need for pitched roofs (maybe this is a bushfire measure?)
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text While it is very important (ie top priority) to maintain the character of our area (it being the reason we have all generally come to live here) this also needs to be balanced with the need to maintain a mix of housing options for different income groups, as well as provide opportunities for every stage of life, so that people can downsize and stay in the area without necessarily using up valuable housing stock.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: letterdrop

Response No:
40

Contribution ID: 21467

Member ID:

Date Submitted: Sep 22, 2022, 11:09 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Diamond Creek
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Storeys above should be considered from all angles not just street, this can have major impact on lower neighbours
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Currently many of these streets do not have footpaths on each side which is misleading
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text New buildings should be restricted to 2 storeys maximum. Regardless of the view from street level, back of property height need to be considered also when planning.
New building guidelines/standards with regards to steps for disabled access should also be referenced
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
41

Contribution ID: 21464

Member ID:

Date Submitted: Sep 21, 2022, 06:11 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Unfortunately I have not been able to work out the difference between Bush Residential 1 and ..2 (which is shown to be on the other side of Silver Street. Perhaps someone can enlighten me please. I ... "1" or ... "2" allowing more dense and higher development?.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Cannot work out the difference between 1 and 2.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: ECAG

Response No:
42

Contribution ID: 21453

Member ID:

Date Submitted: Sep 20, 2022, 11:52 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Other: Childhood home
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I thought the description captured all the attributes I value for this particular neighbourhood of Eltham. I particularly like the note on new development being sympathetic to its surrounds and the careful selection of materials as well as scale.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Again I think the description is accurate. There are examples of dwellings that have been constructed that do not fit the streetscape context. I think the objectives will mitigate this from happening again.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I've only looked how it effects my parent's house and I'm quite satisfied with what been proposed. I think the council officers understand what is valued and have done an excellent job capturing it in words.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	25-34 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Other: Horsham
Q20	I identify as... (please tick all that apply)
Multi Choice	
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Instagram

Response No:
43

Contribution ID: 21442

Member ID:

Date Submitted: Sep 20, 2022, 09:19 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
There shouldn't be a bush residential 1 zone. It is too restrictive and difficult for any development or use of the land.
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Very unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
The guidelines are not reflective of how the house are in my area. You are drafting this in an attempt to restrict restrict any development
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
The properties that are on border of a character area should not be restricted to one particular area, when in fact they are more suited to the other area.

There is no leeway for this with how the strategy is currently being written
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other social media forums

Response No:
44

Contribution ID: 21439

Member ID:

Date Submitted: Sep 19, 2022, 10:34 PM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Yarrambat

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Rural Residential 1

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Unsure

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

Have been here for over 20 years . Roads very busy now . Need to implement plans to help reduce car usage .. Need more for kids ie basketball stadium, BMX, indoor , netball, tennis courts . Need more diverse housing ie close to public transport .

Q7 Preferred Character Statement

Multi Choice Unsatisfied

Q8 Objectives

Multi Choice Unsatisfied

Q9 Design guidelines

Multi Choice Unsure

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

Doreen development has changed the area dramatically ie Yan Yean RD is extremely busy and dangerous. Need to get as many cars off the road as possible ie more diverse near-transport, schools shops .

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

Need to consider future planning including reducing pollution by reducing car dependence. . A small supermarket (Aldi) at the corner of Yan yean and gorge RD or iron bark RD would greatly reduced the traffic from yarrambat using Yan yean RD . Some more diverse housing to allow older people stay in the area , help maintain more affordable housing in the area. Diverse housing near schools , shops , and public transport . Trails to allow the use of b kes, scooters or walking. More sporting facilities in Yarrambat to allow the youth to stay in area and not have to be driven 10ks to a basketball/netball stadium or tennis club.
I hope you take these comments in account ,as your plans do not to cater for the future zero emissions targets, makes no sense at all , not trying to reduce car dependency .
Thanks for taking the time to read my submission .

Q12 First Name

Short Text

Q13	Last Name
Short Text	██████████
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	████████████████████
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Yarrambat
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

Response No:
45

Contribution ID: 21433

Member ID:

Date Submitted: Sep 19, 2022, 04:02 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text More than satisfied as our road is made and has some other than local traffic
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text The purpose is to protect the integrity of Eltham not profit for development
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Beautifully written draft. We feel that all our suggestions plus more are reflected in this description of our beloved environment and what characteristics our community wishes to conserve and promote.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	A person speaking English as a second language
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

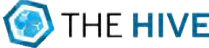
Response No:
46

Contribution ID: 21427

Member ID:

Date Submitted: Sep 19, 2022, 12:35 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Bush Residential 1 embodies the character and environment that led us to choose this area 50 years ago.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text A few properties in our street have deviated from the preferred character and I would be very disappointed if this continued, destroying the rural streetscape.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text It is a worthwhile endeavor if it can ensure that Eltham endures as semi-rural haven/escape from ever-expanding "suburbia".
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email
<div> <div>Page 93 of 165</div> <div>Feedback on the Draft Nillumbik Neighbourhood Character Areas</div> <div>  </div> </div>	

Response No:
47

Contribution ID: 21416

Member ID:

Date Submitted: Sep 19, 2022, 10:07 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Consideration seems to have been included as to the current residences design
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Design inclusion - ie eaves- hopefully design also takes into account other passive design inclusions)height of houses.. etc
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Sadly, I feel this is too little to late, the 'green wedge' is disappearing quickly...
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
48

Contribution ID: 21370

Member ID:

Date Submitted: Sep 18, 2022, 11:58 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Diamond Creek
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text We like our neighbourhood and consider the strategy will retain its pleasant character.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Not sure about insisting garages must go to the side.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Good. We hold the view that our part of Diamond Creek, which is St Helena, should be clearly identified as such. We appreciate the locale of St Helena crosses into Banyule, so perhaps we could be named as 'St Helena East' or 'North'.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
49

Contribution ID: 21337

Member ID:

Date Submitted: Sep 16, 2022, 06:02 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Hurstbridge
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I think the description for bush area 1 best fits my street
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text I think the descriptions accurately reflect our street and would like the existing character protected.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Hurstbridge
Q20	I identify as... (please tick all that apply)
Multi Choice	A person with a disability
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Advertised at school

Response No:
50

Contribution ID: 21326

Member ID:

Date Submitted: Sep 16, 2022, 03:51 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Some properties.... usually... have no upkeep
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text keen not to have any appartments or subdivisions of properties
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
51

Contribution ID: 21303

Member ID:

Date Submitted: Sep 15, 2022, 06:29 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
The content sounds ok but we have been living a totally different reality here and we have completed a submission with pictorial evidence to back up our claims that we will be attaching via other link.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
They sound pretty good and they would be great if they were used and actually enforced when approved
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
Bring it on and actually enforce them!
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	A person identifying as LGBTIQ+ (Lesbian, Gay, Bisexual, Transgender, Intersex, Queer+)
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email E-Newsletter

Response No:
52

Contribution ID: 21302

Member ID:

Date Submitted: Sep 15, 2022, 06:21 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
The street look cleaner with out the new plants and you will not do maintenance on the lawns down this street I'm very proud of the houses and the way people in this street look after their property
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Very unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
A total waste of ratepayers money
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
You can't maintain what in this area now, you should concentrate maintenance and safety of what's in this area already rather than wasting money
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
53

Contribution ID: 21281

Member ID:

Date Submitted: Sep 13, 2022, 03:53 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Hurstbridge
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I appreciate the intention to preserve the green character of the area with minimal built intrusion.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text I support most of it but am worried by the 4m side clearance as my block is fan-shaped and thus very narrow at the front. It is also very steep and if the site had not been cut into the house you have to be on stilts and thus unsuitable for an elder!
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text I found it comprehensive and well intentioned. I am concerned by government policy to squash more and more people into Melbourne and thus the forcing of medium and high-density development all over the place, which works against neighbourhood character
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Hurstbridge
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
54

Contribution ID: 21280

Member ID:

Date Submitted: Sep 13, 2022, 03:20 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Greensborough
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
In my Court houses are medium density and are brick & no homes stand out re ugly paint colours etc..
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I am happy it mentions low density & open spaces
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I agree & happy with the statement as mentioned LOW DENSITY important OPEN SPACE important. Need houses to be built according to land size space to be provided surrounding the house. Appropriate fencing. Tree scapes I don't think they have to be all native & trees like gums which have a tendency to fall. Trees close to properties on council land have a limited to size.
Whilst talking about character & landscapes just keep what we have mowed & rubbish removed
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Greensborough
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
55

Contribution ID: 21255

Member ID:

Date Submitted: Sep 11, 2022, 09:17 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Diamond Creek
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Our next door neighbours are classified as bush residential 2 and as there is little difference in our blocks, I would prefer ours to be bush residential also.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I'm not sure, they seem ok but I would prefer to be classed as something more rural
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I think this strategy is a great concept and gives good guidelines on what is expected in each category. I don't think the guidelines should become more than guidelines as it is ultimately up to the land owners how their property looks.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	A person with a disability
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Came across this at the market/event

Response No:
56

Contribution ID: 21233

Member ID:

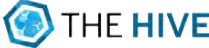
Date Submitted: Sep 09, 2022, 02:25 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Hurstbridge
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It is in keeping with what we love about where we live (and chose to live).
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text It is in keeping with what we love about where we live (and chose to live).
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text We love living in Hurstbridge (and particularly on Meander Road), one of the reasons being the neighbourhood's character.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Hurstbridge
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	E-Newsletter

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Feedback on the Draft Nillumbik Neighbourhood Character Areas

 THE HIVE

Response No:
57

Contribution ID: 21218

Member ID:

Date Submitted: Sep 08, 2022, 05:55 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I moved to Eltham 20 years ago because of its neighbourhood character and I would be heartbroken to see that change. If people want something else, they have the choice not live here.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
These objectives and guidelines are in line with my own
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	<div style="background-color: black; height: 1.2em; width: 150px;"></div>
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
58

Contribution ID: 21202

Member ID: 2023

Date Submitted: Sep 07, 2022, 09:59 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
These plans are not reinforced sufficiently. Trees are cut down very regularly in my area. My concern is that "bush" will become "garden" quite quickly unless people are actually stopped from removing trees. Go after the tree removal companies as well.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I'd like it to state that trees can't be removed. Replanting a few after development ruins the neighbourhood.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	A person speaking English as a second language
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
59

Contribution ID: 21164

Member ID:

Date Submitted: Sep 05, 2022, 03:29 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It appears good , only worry is the driveway provision
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text see above
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
60

Contribution ID: 21163

Member ID:

Date Submitted: Sep 05, 2022, 09:12 AM

Q1 The locality you are providing feedback on (auto-filled)

Multi Choice Eltham

Q2 The address in this locality are you providing feedback on (auto-filled)

Short Text

Q3 What is your connection to this locality?

Multi Choice Live or own a property in this locality

Q4 Which Character Area has been allocated to this address?

Multi Choice Bush Residential 1

Q5 How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).

Multi Choice Very unsatisfied

Q6 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

Long Text

This is another C108 fiasco in the making, do Council not learn ever. Council should respect ratepayers and stay out of our lives. Hopefully this leads to another clear out of useless Council staff

Q7 Preferred Character Statement

Multi Choice Very unsatisfied

Q8 Objectives

Multi Choice Very unsatisfied

Q9 Design guidelines

Multi Choice Very unsatisfied

Q10 Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.

Long Text

You are dictating to ratepayers again, stay out of our lives

Q11 Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).

Long Text

Council obviously have not learnt from C108 fiasco and continue to intrude in ratepayers lives. Instead of servicing ratepayers Council want to dictate what we can and cannot do. Council will continue to not work with ratepayers leaving decisions to VCAT and destroy the locality, e.g. we have the ugliest township in Victoria thanks to Council with a Council owned restaurant bang in the middle of very limited space. Our local Councillor claims he is not aware of the fiasco !!! In addition I am aware that the consultants who are engaged by Council are not from the area and have no understanding of the area, again a waste of our ratepayers money

Q12 First Name

Short Text

Q13 Last Name

Short Text

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
61

Contribution ID: 21156

Member ID: 385

Date Submitted: Sep 04, 2022, 07:11 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It mentions large canopy trees and vegetation.
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text It mentions large canopy trees and vegetation.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Need to stop the scorched earth approach of removing all vegetation and large trees so developers can build too many small units on the site.
Eg [REDACTED] Beard St, Eltham, all the trees as vegetation have gone and it's now ripe for developers to remove the old weatherboard house and built multi units without canopy trees getting in the way.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook Nillumbik News

Response No:
62

Contribution ID: 21154

Member ID:

Date Submitted: Sep 04, 2022, 05:24 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It reflects the nature of development in our street and I would like to see this character retained in future
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Reads well as guidelines for future development
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text How enforceable will these be?
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
63

Contribution ID: 21151

Member ID:

Date Submitted: Sep 04, 2022, 01:24 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice North Warrandyte
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Too restrictive, especially with wanting to retain dirt roads and no footpaths
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text I don't like the restrictions on fencing, particularly living on a main road if people have children or pets in the home
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	Prefer not to say
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	North Warrandyte
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Eltham Farmer's Market

Response No:
64

Contribution ID: 21150

Member ID:

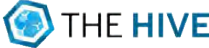
Date Submitted: Sep 04, 2022, 12:33 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Space, respect for indigenous tree/nature views, etc
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Thoughtful, respects the traditional developments in the area
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text No
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Came across this at the market/event

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Feedback on the Draft Nillumbik Neighbourhood Character Areas

 THE HIVE

Response No:
65

Contribution ID: 21148

Member ID:

Date Submitted: Sep 03, 2022, 09:27 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Trees and the protection of trees from development
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text The protection of trees
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	25-34 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	A person speaking English as a second language
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook Word of mouth

Response No:
66

Contribution ID: 21147

Member ID:

Date Submitted: Sep 03, 2022, 09:27 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Still seems to allow multiple dwellings per block which are completely incongruous with the areas feel and importance, roads
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
A bit loose
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

Response No:
67

Contribution ID: 21146

Member ID:

Date Submitted: Sep 03, 2022, 05:18 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Godalmin st has Bush character but the surrounding streets do, eg Porter St, Ely St, Falkiner St.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Seems to be mixed building codes.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Nillumbik News

Response No:
68

Contribution ID: 21144

Member ID:

Date Submitted: Sep 03, 2022, 11:16 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Diamond Creek
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Why is the Council going against its own strategy by not providing parking in the adjacent Community Stadium which causes huge overflow in nearby streets making the proposed zoning a joke.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Only applies to residential addresses but is undone by character destroying public facilities
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
69

Contribution ID: 21143

Member ID:

Date Submitted: Sep 03, 2022, 09:11 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I want the current character of the area to be retained. Am happy that with no more than two dwellings per property.
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text They retain the current feel of the neighbourhood. I like the fence policy.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Am satisfied with the strategy.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Email from Eltham Community Action Group

Response No:
70

Contribution ID: 21142

Member ID:

Date Submitted: Sep 03, 2022, 09:10 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Diminished native plantings and tree canopy, dual dwellings not in line with draft statement ie no space between buildings, streetscape should celebrate bush residential objectives
- Q7** Preferred Character Statement
Multi Choice Unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text However they should be mandatory not preferred vague goals
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Overall meritorious as they should be but do believe that goals should be more clearly defined and measurable. ie instead of vague language around goals language should and goals should be mandated to retain bush residential aspiration because my daily walk does sadden me when I see a diminishing native vegetation and tree canopy.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Eltham community action group

Response No:
71

Contribution ID: 21141

Member ID:

Date Submitted: Sep 02, 2022, 04:13 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice North Warrandyte
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It describes the area in which I live.
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text To comply with bushfire management restrictions that apply to such properties, the retention of indigenous vegetation becomes impossible. Also, there is no provision for environmental assessment of a property applying for permits
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Although these aims read well, there seems to be a conflict between Council's aims and values. When it comes to applying for planning permission, the requirements of bushfire management negate retention of indigenous vegetation as described above. There also needs to be an environmental assessment as a requirement for planning permission, not just of trees but all vegetation, habitat and wildlife. Replanting to compensate for removal of vegetation is not sufficient. Once ground is disturbed, weed species quickly invade and take over then spread to surrounding areas. The ground and climate are so harsh that any plantings take decades to become of significant size, and that is only if they survive grazing animals. Once it has gone, it's gone!
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	North Warrandyte
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Word of mouth

Response No:
72

Contribution ID: 21140

Member ID:

Date Submitted: Sep 02, 2022, 03:35 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice North Warrandyte
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It seems to capture the characteristics of the area
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text I think they are a good description of the area and will help to maintain its character.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text No
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	70-84 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	North Warrandyte
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	E-Newsletter

Response No:
73

Contribution ID: 21136

Member ID:

Date Submitted: Sep 01, 2022, 11:06 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text I am on the border of bush residential 1 and garden court 2. My area has more similarities to garden court 2.
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Very unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text The guidelines are too restrictive and not in keeping with what is already there. There is no
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
This strategy is just trying to creep in additional rules and not about the neighbourhood character strategy. There is no imaginary line between these zones, so why try and create one. The zones need to blend rather than how you have set it out. Let people do what they want with their land.

Whilst the council acknowledges the traditional landowners, how are they so set on telling them what they can do with their land?
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	A person of Aboriginal and Torres Strait Islander decent
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: General dissatisfaction with council caused me to Google the complaints department

Response No:
74

Contribution ID: 21131

Member ID:

Date Submitted: Aug 31, 2022, 11:19 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Best match for area
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Guidelines ambiguous for developers building on newly subdivided battle-axe blocks, where the design of new dwellings are concealed from the street but impinge on the bush character enjoyed by existing residents. No mention of heritage building designs.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	25-34 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
75

Contribution ID: 21128

Member ID:

Date Submitted: Aug 31, 2022, 04:59 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
The draft Nillumbik Neighbourhood character only applies to a very small part of Nillumbik. Where is the rest of it?
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Very unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Its by no way complete coverage of Nillumbik
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
It is good to have a neighborhood description. But this map is only covering a small part of Nillumbik. No real response is possible.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Prefer not to say
Q19	In which locality do you reside?
Select Box	Kangaroo Ground
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Requested by council

Response No:
76

Contribution ID: 21123

Member ID:

Date Submitted: Aug 30, 2022, 08:44 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It's right on
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Very satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text It's right on
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text Nope
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
77

Contribution ID: 21118

Member ID:

Date Submitted: Aug 30, 2022, 10:37 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
We are currently have SLO and SLO2 overlays. Dobell drive is akin to Wombat drive in that it is large blocks, very low density - yet Wombat drive has a different rating.
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
This area (Dobell Drive) does not at all reflect a character for medium density / multi dwellings as Garden court 2 allows. Adjacent streets may fit this (ie Landscape crt) however, Dobell drive blocks are much larger and generally bush type blocks.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	35-49 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Facebook

Response No:
78

Contribution ID: 21115

Member ID:

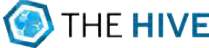
Date Submitted: Aug 29, 2022, 09:10 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very satisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text It describes the locale well and fits with how I view my immediate surrounds
- Q7** Preferred Character Statement
Multi Choice Very satisfied
- Q8** Objectives
Multi Choice Very satisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Happy that the Statement/Objectives/Guidelines all specify how the unique local character will be maintained - hope this is enforceable
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Eltham North
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

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Feedback on the Draft Nillumbik Neighbourhood Character Areas

 THE HIVE

Response No:
79

Contribution ID: 21113

Member ID: 1937

Date Submitted: Aug 29, 2022, 05:29 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Eltham North
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Other: Test
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text Test
- Q7** Preferred Character Statement
Multi Choice Unsure
- Q8** Objectives
Multi Choice Unsure
- Q9** Design guidelines
Multi Choice Unsure
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text Test
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text N/A
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]
- Q14** Do you have an email address?
Select Box Yes

Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	25-34 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Other: Test
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Other: Test

Response No:
80

Contribution ID: 21112

Member ID:

Date Submitted: Aug 29, 2022, 03:16 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Diamond Creek
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Garden Court 2
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
Why is the section encompassing Stanton Drv designated differently from the designation surrounding it on three sides. Bush residential 2 represents this are better, especially where it covers property actually fronting Dering Street.
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Unsatisfied
- Q9** Design guidelines
Multi Choice Unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
As a minimum, Bush Residential should apply to all areas of Diamond creek outside a 500m radius from the rail station, except where existing shops and light industrial or sporting areas are..
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
The draft strategy is on the right track, but the cut out/intrusion of the Stanton Drv area being designated as Garden Court 2 where it is mostly surrounded by Bush Residential 2 is ridiculous. The entire area around Dering and Fyffe Streets, including the land directly impacting the existing residents of those streets, such as Stanton Drv, should be classed as Bush Residential 1 or 2. We do not need or want a plot of medium to high density housing inserted into this area. As I have previously raised, the infrastructure does not allow for this, our house values will be impacted negatively and another long term construction would also negatively effect the ability to enjoy the quiet ambiance of these streets.
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	60-69 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Diamond Creek
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email Facebook

Response No:
81

Contribution ID: 21111

Member ID:

Date Submitted: Aug 29, 2022, 02:51 PM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Panton Hill
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Other: I live very close to this locality, just outside of the study area
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Very unsatisfied
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
I was very unsatisfied with the character area allocated to this address because I believe that trying to characterise all houses and gardens in the area as the same and then requiring future developments to meet those requirements will stifle the town.
- Q7** Preferred Character Statement
Multi Choice Very unsatisfied
- Q8** Objectives
Multi Choice Very unsatisfied
- Q9** Design guidelines
Multi Choice Very unsatisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
I am very unsatisfied because I think that the preferred character statement, objectives and design guidelines will all continue to limit growth in the area, forcing out younger people and families while only allowing in wealthy newcomers.
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I understand that many of the older residents of the shire feel strongly that the shire should continue to look 'the same' as when they moved here and feel they have the right to dictate how development occurs in the future, but I think this neglects the fact that the shire has already changed a great deal, arguably for the better. The shire is no longer just farms and orchards as it once was, it is now a place for many families to raise their children and enjoy being close to both nature and life's amenities. As those who moved here have children and grandchildren, I think that it is a terrible shame that many of these children and grandchildren cannot continue to live in the shire due to the lack of housing diversity and the resulting lack of affordable housing. Similarly, I think it is a great shame that the resulting increase in property values has led to many people moving into the shire who don't tend to share the same small town community values of those raised here. It is in this way that I think strategies such as this one that aim to keep the shire looking and feeling the same do the exact opposite, leaving a shire that is rapidly ageing and being filled with less community minded people.
- Q12** First Name
Short Text [REDACTED]

Q13	Last Name
Short Text	[REDACTED]
Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	[REDACTED]
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	18-24 years
Q18	Gender
Multi Choice	Male
Q19	In which locality do you reside?
Select Box	Panton Hill
Q20	I identify as... (please tick all that apply)
Multi Choice	None of the above
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Email

Response No:
82

Contribution ID: 21110

Member ID:

Date Submitted: Aug 29, 2022, 11:51 AM

- Q1** The locality you are providing feedback on (auto-filled)
Multi Choice Research
- Q2** The address in this locality are you providing feedback on (auto-filled)
Short Text [REDACTED]
- Q3** What is your connection to this locality?
Multi Choice Live or own a property in this locality
- Q4** Which Character Area has been allocated to this address?
Multi Choice Bush Residential 1
- Q5** How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please select one).
Multi Choice Unsure
- Q6** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.
Long Text
New developments of start white, 3 storey dwellings not set back are already occurring in this location, setting a precedent in conflict with the "preferred character"
- Q7** Preferred Character Statement
Multi Choice Satisfied
- Q8** Objectives
Multi Choice Satisfied
- Q9** Design guidelines
Multi Choice Satisfied
- Q10** Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why.
Long Text
Satisfied if the guidelines and objectives are adhered to, but unsure if this can be done when precedents are already established with very new builds
- Q11** Do you have any general or other feedback about the draft Neighbourhood Character Strategy? (Please refer to the document link further above).
Long Text
I wonder why large swathes of land are excluded from the Strategy in the rural sections outside of Bush Residential 1 zones? I am concerned this means that in the absence of a Strategy, building and development can occur without oversight and result in unfit dwellings, setbacks, style, number of dwellings
- Q12** First Name
Short Text [REDACTED]
- Q13** Last Name
Short Text [REDACTED]

Q14	Do you have an email address?
Select Box	Yes
Q15	Please provide your email address. (Please double check your email address has been written correctly).
Email	
Q16	Please provide a mailing address.
Short Text	
Q17	Age Group
Multi Choice	50-59 years
Q18	Gender
Multi Choice	Female
Q19	In which locality do you reside?
Select Box	Research
Q20	I identify as... (please tick all that apply)
Multi Choice	Prefer not to say
Q21	How did you hear about the Draft Neighbourhood Character Strategy or this consultation?
Multi Choice	Subscriber to Participate Nillumbik

Dear Cr [REDACTED]

9th September 2022

Hoping you are well and still enjoying your role as Counselor for Edendale Ward.

I know that we have discussed Neighbourhood Character in the past and note in the current Nillumbik News for Spring 2022 you ask us to provide feedback on the draft Neighbourhood Character Strategy.

We have filled in a previous survey but feel that the information we provided did not have the same 'visual factor' as we could not provide photographic evidence of the changes that have, and continue to occur, in our neighbourhood. After all, "every picture tells a story, don't it?" asked Sir Rod Stewart years ago.

We live at [REDACTED] and believe our surrounding neighbourhood character to be something like this:



Bird St looking east



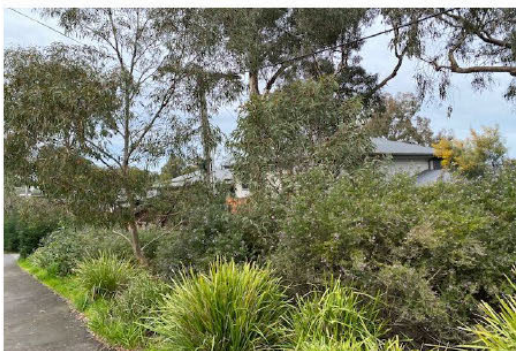
Bird St looking west



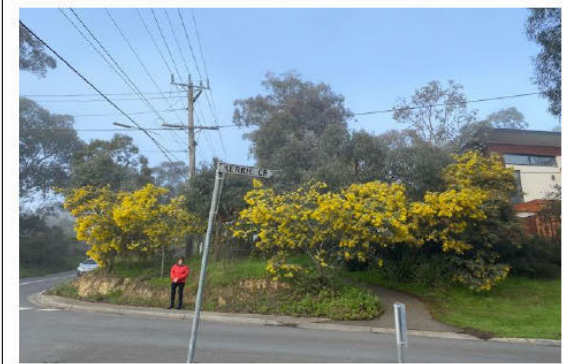
Corner Bird looking south down Silver St



Corner Bird St looking north up Silver St



Corner of Bird and Ryans Road

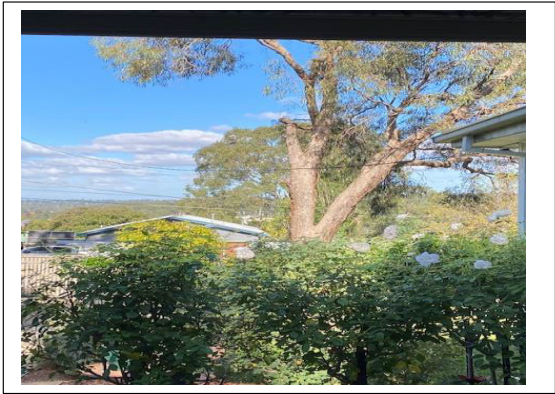


Corner of Silver Street and Kerrie Crescent

We had a lovely rural feeling to this neighbourhood, where we have lived for 26 years, until the developers started picking away at the existing tree canopy over time. But slowly and surely trees are being chain sawed most weekends, and even when these instances are reported to Council it seems nothing can be done.

2

Many times huge trees have been removed on neighbouring blocks, usually on weekends, when there is no one you can call at the Council to check for a permit. We don't believe [redacted] had the proper permit in order when they felled a massive Cypress and triple trunked Eucalyptus tree, that were at least 50-60 years old when they completely levelled the vegetation on the block. To add insult to injury these cowboys piled many of the smaller felled trees down the back, lit it with the wrong accelerant, and created an explosion that had the local fire trucks in attendance. This, right next to the unit development at [redacted], of weatherboard construction! The smoke was overwhelming, noxious to boot and the residents were very frightened the fire would spread.



Gum tree by house removed, didn't get cypress removal (to left of gum) as was too upset at time



All vegetation removed from rear of [redacted]

And before members of the Neighbourhood Character Committee or Council, who I hope you forward this letter to, think we're rabid Greenies chaining ourselves to bulldozers, we aren't.

In early 2000's, or thereabouts, there was a 4-unit development constructed behind the house at [redacted] that although we objected to at the time, has grown into the surroundings rather well. Although there are issues re parking for some of the residents who now have children of driving age with nowhere to park their vehicles, we can say this has been a positive addition to our neighbourhood.



And there has been another house (#6 below), added behind the cottage at number 4, that fits into the neighbourhood nicely as well as seen in the photo below hidden behind a motorized fence.

3



About 10-12 years ago a house was removed and 3 townhouses built on the block at the corner of Bird / Ryans Road on the south side of the street. We feel that this is an excellent development as some canopy trees were left in place, small front and back yards were provided for each unit with a native planting on the nature strip. If our neighbourhood is to be developed it would bode well if this was the template used.



Unit [redacted] and [redacted] Bird St

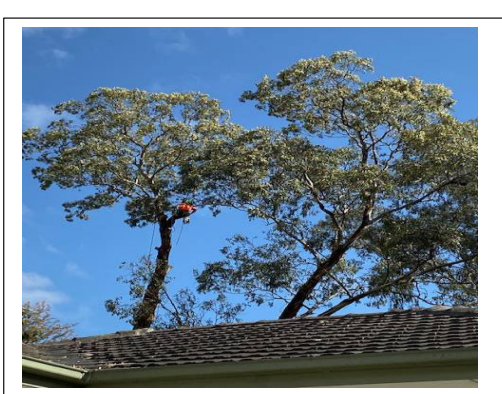


[redacted] Ryans Road, or Unit 1 of 3 townhouses

Slowly but surely there is no canopy left to the west of us due to the removal of a large backyard gum tree at # 5 which did a nice job of shielding us from the harsh afternoon summer sun.



Backyard gum tree at [redacted] Bird St



Gumtree at [redacted] Bird St being cut down

The developers who bought block [REDACTED], which had a house and garden on it, cut down all the vegetation and levelled the house so that the site looked like this.

4



#3 block cleared looking south to Bird St



At least they left some screening to hide #28 Ryans Rd

Council granted a permit to construct two townhouses on block #3 that now look like this:

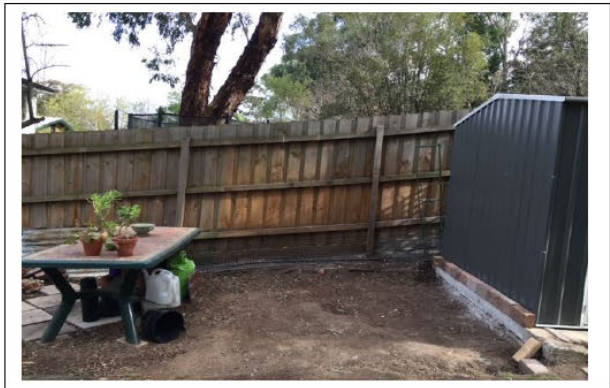


Not a lot of room to plant anything contributing to the future canopy, and the front is a massive street drain



And no room for the back unit to plant any canopy trees, or much of anything really

So, when we didn't think it could get any worse, a tree removal service arrived at [REDACTED] Ryans Road a while back and removed all the trees on the site so that we can now look over our back fence when we stand at the top of the back yard and can see folks walking on Meruka Drive – a very new experience for us! The house remains vacant and is looking derelict. One wonders how many townhouses, or dwellings will be given approval on a double block?!



Our back yard facing west with gum tree still intact at #5 providing shade, and screening can be seen on left for Ryans Road site



#5 is the white house, 3 is nothing in this photo and the green house is Ryans Road, which wasn't quite visible before wholesale tree removal

Then we had some action at Silver Street where a perfectly lovely garden was once again cut down with chain saws, with the house left vacant and looking derelict. The front fence was broken down by dropping a demountable into the driveway that wasn't large enough. We thought it might be an onsite office but it has since been removed and the fence left in a collapsed mess of many months now.



Derelict house at Silver St with destroyed fence



Every tree removed in the front yard of Silver St



The lunar landscape of the rear yard at Silver St

Now the fun really begins because to this point in time there has been no new construction on [REDACTED] for a considerable period of time, but the house at number [REDACTED], has been recently sold to a developer who supposedly is going to construct a 4-bedroom home.....we'll see.



Backyard of [REDACTED] Bird Street



Backyard of [REDACTED] Sandra Ave

An acquaintance who knows the developer has said that there will be no tree removal, but we have heard that many times before, and also the 'golden pearl' that they are going to live in the dwelling once it is completed.

And perhaps this developer won't remove the trees but the new buyer might decide to put a pool in the backyard and then cut everything down to make it fit. We are sure that they will get approval from the Council to do so.

We have no faith that the vegetation will be saved by Council because the existing policy, if there is one, seems to allow for total decimation of vegetation on blocks that is slowly and surely decimating the tree canopy and the neighbourhood character of this area of Eltham. And we are sure this is happening all over Eltham, so that in a decade Eltham will no longer be Eltham.

We hope that we don't come across as totally cynical but over time we have seen this little oasis turned into a 'chase of the almighty dollar' from the developers, and the approval of an unreasonable number of dwellings per site in the 'race for more rate payers'.

The environment, as always, is the loser and some of the new folks who have moved into Eltham when residents of 30-40 years sold up recently in the cash boom, have no idea of how to look after a garden and may even mow down the vegetation to make that must-have House and Garden outdoor room.

If you want Eltham to look like Brunswick, why did you ever leave it in the first place, we ask you!?

Another issue that we feel does not protect the existing vegetation of Eltham is that the trees being taken down are non-indigenous. What rubbish!

We reckon you can go to the pub any Friday night and get someone to give you a report for a fee that lists a tree as unsafe, riddled with borers, about to fall down etc, etc. When many of these trees we are taking down are the survivors of at least 3 droughts we have personally experienced since living in Australia, and evidently coping with the effects of climate change. Many of the trees that are actually left up are the ones that should be cut down because they are dead and actually might blow over in a storm, fall on a bystander or car, etc.

Below is a photo taken from the bridge at Eltham Lower Park – one of the most photographed areas during the pandemic evidently.

This is the tree canopy of Eltham, is it not? Not all of those trees are indigenous by a long shot but they constitute the canopy of Eltham as far as we are concerned. What grew in the area 50+ years ago, or labelled indigenous, might not actually be adapted going forward to the change in climate.

By all means cut down the willows and such by the waterways but let’s not cut everything down that was planted by a bird, possum or the wind because it isn’t a ‘woke’ selection.

Let’s enjoy, cherish and move mountains to save our canopy so that it can nourish not only our souls, but the souls of future generations of grandkids!



[Redacted signature block]

Dear Cr [REDACTED]

15th September 2022

Hoping you are well and still enjoying your role as Counselor for Edendale Ward.

I know that we have discussed Neighbourhood Character in the past and note in the current Nillumbik News for Spring 2022 you ask us to provide feedback on the draft Neighbourhood Character Strategy.

We have filled in a previous survey but feel that the information we provided did not have the same 'visual factor' as we could not provide photographic evidence of the changes that have, and continue to occur, in our neighbourhood. After all, "every picture tells a story, don't it?" asked Sir Rod Stewart years ago.

We live at [REDACTED] and believe our surrounding neighbourhood character to be something like this.



Bird St looking east



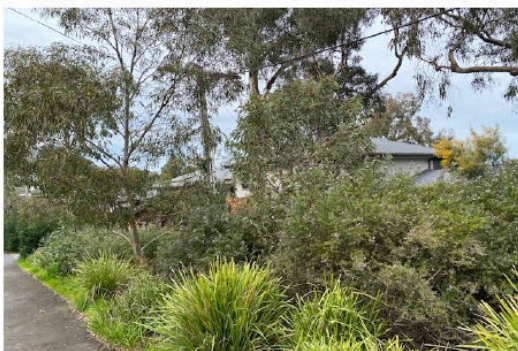
Bird St looking west



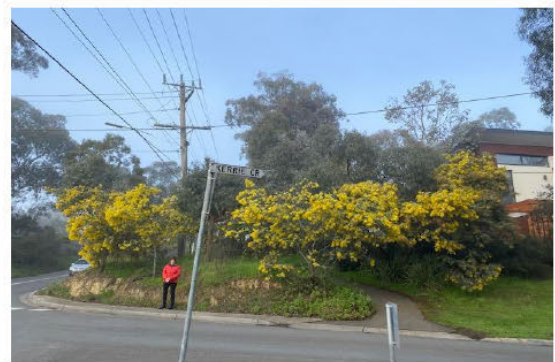
Corner Bird looking south down Silver St



Corner Bird St looking north up Silver St



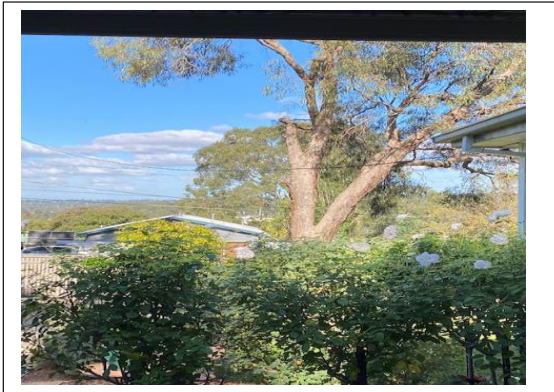
Corner of Bird and Ryans Road



Corner of Silver Street and Kerrie Crescent

We had a lovely rural feeling to this neighbourhood, where we have lived for 26 years, until the developers started picking away at the existing tree canopy and undergrowth over time. But slowly and surely trees are being chain sawed most weekends, and even when these instances are reported to Council it seems nothing can be done.

Many times huge trees have been removed on neighbouring blocks, usually on weekends, when there is no one you can call at the Council to check for a permit. We don't believe [redacted] had the proper permit in order when they felled a massive Cypress and triple trunked Eucalyptus tree, that were at least 50-60 years old when they completely levelled the vegetation on the block. To add insult to injury these cowboys piled many of the smaller felled trees down the back, lit it with the wrong accelerant, and created an explosion that had the local fire trucks in attendance. This, right next to the unit development at [redacted], of weatherboard construction! The smoke was overwhelming, noxious to boot and the residents were very frightened the fire would spread.



Gum tree by house removed, didn't get cypress removal (to left of gum) - too upset at time



All vegetation removed from rear of [redacted] Bird St

And before members of the Neighbourhood Character Committee or Council, who I hope you forward this letter to, think we're rabid Greenies chaining ourselves to bulldozers, we aren't.

In early 2000's, or thereabouts, there was a 4-unit development constructed behind the house at [redacted] that although we objected to at the time, has grown into the surroundings rather well. Although there are issues re parking for some of the residents who now have children of driving age with nowhere to park their vehicles, we can say this has been a positive addition to our neighbourhood.



And there has been another house (#6 below), added behind the cottage at number 4, that fits into the neighbourhood nicely as well as seen in the photo below hidden behind a motorized fence.

3



About 10-12 years ago a house was removed and 3 townhouses built on the block at the corner of Bird / Ryans Road on the south side of the street. We feel that this is an excellent development as some canopy trees were left in place, small front and back yards were provided for each unit with a native planting on the nature strip. If our neighbourhood is to be developed it would bode well if this was the template used.



Unit [redacted] and [redacted] Bird St



[redacted] Ryans Road, or Unit 1 of the 3 townhouses

Slowly but surely there is no canopy left to the west of us due to the removal of a large backyard gum tree at #5 which did a nice job of shielding us from the harsh afternoon summer sun.



Backyard gum tree at # [redacted] Bird St



Gumtree at # [redacted] Bird St being cut down

The developers who bought block #3, which had a house and garden on it, cut down all the vegetation and levelled the house so that the site looked like this.



#3 block cleared looking south to Bird St



At least they left some screen trees to hide # Ryans Rd

Council granted a permit to construct two townhouses on block #3 that now look like this:

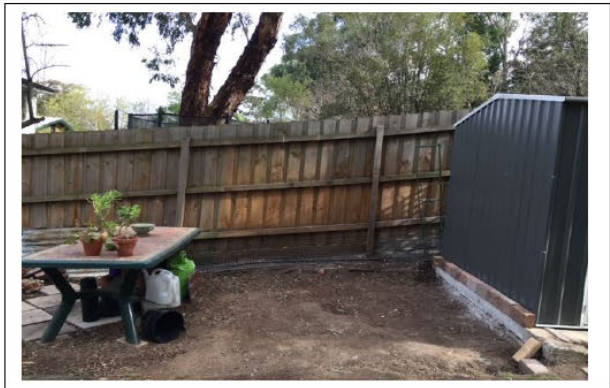


Not a lot of room to plant anything contributing to the future canopy, and the front is a massive street drain



And no room for the back unit to plant any canopy trees, or much of anything really

So, when we didn't think it could get any worse, a tree removal service arrived at Ryans Road a while back and removed all the trees on the site so that we can now look over our back fence when we stand at the top of the back yard and can see folks walking on Meruka Drive – a very new experience for us! The house remains vacant and is looking derelict. One wonders how many townhouses, or dwellings will be given approval on a double block?!



Our back yard facing west with gum tree still intact at #5 providing shade, and screening can be seen on left for # Ryans Road site



#5 is the white house, #3 is nothing in this photo and the green house is # Ryans Road, which wasn't really visible before wholesale tree removal

Then we had some action at Silver Street where a perfectly lovely garden was once again cut down with chain saws, and the house left vacant and looking derelict. The front fence was broken down by dropping a demountable into the driveway that wasn't large enough. We thought it might be an onsite office but it has since been removed and the fence left in a collapsed mess of many months now.



Derelict house at Silver St with destroyed fence



Every tree removed in the front yard of Silver St



The lunar landscape of the rear yard at Silver St

Now the fun really begins because to this point in time there has been no new construction on Sandra Ave for a considerable period of time, but the house at #█, directly behind ours, has been recently sold to a developer who supposedly is going to construct a 4-bedroom home.



Backyard of #█ Bird Street



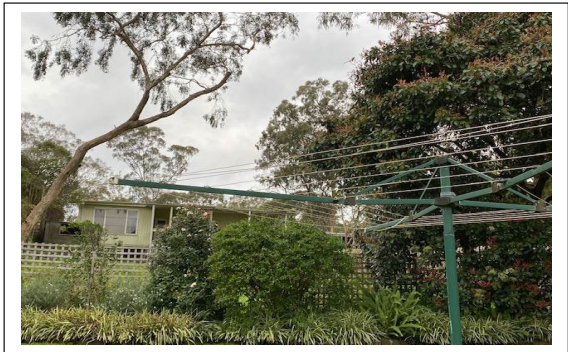
Backyard of █ Sandra Ave

We have no faith that the vegetation will be saved by Council because the existing policy, if there is one, seems to allow for total elimination of vegetation on blocks that is slowly and surely decimating the tree canopy, understory and neighbourhood character of this area of Eltham. And we are sure this is happening all over Eltham, so that in a decade Eltham will no longer be Eltham.

Funnily enough we wrote our initial letter to Cr Duffy on 9th September and were wondering what █ Sandra Ave was going to look like once the developer started, well today, 15th September, we got our answer as the chainsaws started mid-morning erasing the backyard at █ Sandra Ave.

When asked if we could see their permit, we were told that there wasn't a permit issued per se, but all the trees and understory they were going to remove were listed as 'weeds' and removal was allowed.

It all happened so very quickly today when the chainsaws started - it was done in about 2 hours all up – cut down and mulched.



Backyard at #█ Bird St after vegetation removal



Backyard at █ Sandra Ave after vegetation removal

7



■ Sandra Ave derelict from rear

We have filled in the survey but also wanted to provide this indepth visual evidence to show you what is actually happening in our local area.

$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

From: [Natalie Duffy](#)
To: [Governance; CR Enquiries](#)
Subject: [REDACTED] - Neighbourhood Character Survey
Date: Monday, 10 October 2022 11:02:45 PM
Attachments: [Dear Cr Natalie Duffy 9th September 2022.pdf](#)

Hi,

Could you please ensure that [REDACTED] & [REDACTED]' submission is received and included in the submissions regarding the Neighbourhood Character Strategy engagement?

Part 1 - as per below

Thank you, Natalie

Cr Natalie Duffy

Edendale Ward

Natalie.Duffy@nillumbik.vic.gov.au
0466 043 493

This email has been sent at a time that suits me. Please feel free to respond at a time which suits you.

We acknowledge the Wurundjeri Woi-wurrung people as the Traditional Owners of the Country on which Nillumbik is located, we pay our respects to Elders past, present and future, and extend that respect to all First Nations People. We respect the enduring strength of the Wurundjeri Woi-wurrung and acknowledge that sovereignty was never ceded.

This email, including any attachments, is confidential and intended only for the individual or the entity named. If you received this email in error please advise the sender immediately by return email and delete it and all copies from your system. If you are not the intended recipient of this email, you must not use, print, distribute, copy or disclose its contents to anyone.

Begin forwarded message:

From: [REDACTED] <[REDACTED]@gmail.com>
Date: 9 September 2022 at 6:15:35 pm AEST
Subject: Neighbourhood Character Survey

Dear Natalie

We spoke a while back about us writing something about Neighbourhood Character for our area – please find attached PDF.

We wrote this specifically because we felt it showed clearly what has transpired in this neighbourhood over the past 26 years that we have lived here that is probably more comprehensive than what we could say by completing the survey.

We will do that as well, but we wanted the 'before and after' photographic evidence to speak for us as we know many of the players in the district who might have been aware of these changes, have indeed themselves changed over time.

As we don't know who to also include in the email so that the Committee, Council Officers and others can read it, we are hoping you will forward it on for us.

Stay safe and well and thanks again for being our representative!

[REDACTED] / [REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]
To: [Natalie Duffy](#); [Frances Eyre](#); [Geoff Paine](#); [Strategic Planning](#)
Subject: Neighbourhood Character Submission
Date: Thursday, 15 September 2022 7:43:41 PM
Attachments: [Dear Cr Natalie Duffy 15th September 2022.pdf](#)

Dear Natalie

We sent you a submission last week re the same matter but have rewritten aspects of the content due to further loss of neighbourhood character today.

We have completed the survey and have also uploaded this submission via the link.

If you wish to see any of the photos in a bigger size, or have any further questions please don't hesitate to contact us.

Thanks for your help!!

[REDACTED] / [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

I respectfully request that the Shire's new Design Guidelines are updated to:

1. encourage all aesthetic choices that will maximise solar benefit and minimise carbon impacts
2. move away from high energy-impact building forms, materials and colours
3. discourage design elements that maintain or increase current carbon impacts.

SUBMISSION RE NILLUBIK NEIGHBOURHOOD CHARACTER STRATEGY



The task of identifying, protecting and strengthening the unique qualities of a township is extremely difficult if the scope of enquiry is restricted to the built and natural environments.

The video in your draft strategy pinpoints the problem – there is so much diversity in sizes, shapes and styles within every township, it is extremely hard to draw any conclusion about what makes one township different from another.

However, in reality, one township or district within Nillumbik is, indeed, very different from the next. If you compare, say, Greensborough to Hurstbridge or Diamond Creek to St Andrews, the *human* factor plays a critical role; what the *people* are like – how they dress and look, what they do, what they value most about their area and how their collective ‘style’ is reflected in their township and properties. You can often even tell where someone is likely to live, just by looking them – how they dress, what they’re doing, where they’re going, etc.

Thus, the one glaring omission from the draft strategy, in my opinion, is *the human factor* and how it helps reveal the identity and atmosphere of the place where people live.

Identifying the reasons residents chose an area as their home clearly includes the built and natural environments, but also, and perhaps even more importantly, it includes *what the community is like*.

Already your consultations have revealed several things people value about their area, but the questions don't yet extend to asking what their local community is like- what is their style, what do they do, what sort of atmosphere is generated in their community?

If those questions were to be added to those asking about built and natural values, then it would be possible to articulate the less tangible unique identity of each area in the study.

As a Hurstbridge resident for nearly two decades, I know our community exudes the following characteristics:

- Love of particular indigenous trees
- Kookaburras, kangaroos, wombats and possums
- Mudbrick recycled timber homes
- Village, country 'feel' to the township – examples of some of the 'colourful' locals (casual clothing, overalls, Blunsten boots, beards, sometimes bare feet)
- Historic trail and existing historic buildings with plaques
- Steam train at Wattle Festival and wattle ice-cream
- Arty – artists and musicians, Hurstbridge Jazz Club,
- Kids dressing up township trees for celebrations – such as yellow balls for Wattle Festival, trees wrapped in wool for Xmas and Easter, Xmas lanterns in the streets
- Crochet train carrying sheep attached to fence near railway station
- Preference for natural ground covering rather than concrete
- Very active local committees to protect Hurstbridge's identity
- Kids making scarecrows and installing them throughout the township

- Free books in street libraries, and help yourself to herbs and vegetables in community gardens
- Some households leaving free lemons in the street for passers by

These, and many more indicators that could be identified through community feedback, could be translated into design themes by local artists selected by Council. The themes could then be exhibited back to the community for endorsement and then incorporated into the local streetscape – e.g. pavements, street signs, manhole covers, street furniture, windows, telegraph poles, bus shelters, street lamps, etc. And these could also be made available by Council for incorporation into new private buildings in the area.

Feedback regarding the Neighbourhood Character of Eltham Residential Bushland 2- Eltham

Thank you for the opportunity to give feedback while the Neighbourhood Character Document is still a draft. I am very concerned about this issue as I love living in a unique and beautiful suburb. I desperately want to this character maintained, shared and enjoyed.

The draft is on the right track with the key concerns, trees, preservation of green spaces, limits and guidelines for building. This is mostly a good reflection, but it is useless unless it is carried out. I hope things change so that the damage that has been done to the character already is not continued. I know an example of a builder in the last few years who built their house too high according to the approved plan and there was absolutely no consequences. The neighbours had to just put up with it. That gives a message that there is no care about the building polices. At worst it breaks trust and builds suspicion that there is corruption in the system. This needs to be address along with the new document. Regarding the actual document, I would like to make the following points and suggestions that I would like to see considered and included.

- **Care about the small things.** Firstly, I would like to discuss a current example of how the character of Eltham is still being ignored. Recently we had bright yellow bike racks installed in the Eltham town centre. I am so sad that our current counsellors just don't get it. These bike racks are suitable for a city like Manningham or Melbourne – but certainly not Nillumbik. The plain arched design that already existed just blend in and I have used them several times. I also suggested to my local counsellor that we support our local artists for designs and even sent photos as examples. If money is an issue, at the very least, don't put the awful bright yellow metal eyesores in our main street and mall. The little things can make all the difference. I wish they would be taken away. I feel sad every time I see them as an example of **not** what our community character is. Although this is one example, all the small additions in our streets make a big difference to the character of our suburb.
- **We need to keep our reserves and green spaces.** Our green spaces in Eltham are reducing. Our reserves are so lovely to walk through (we walk through two of these on a regular basis). These small pockets are important shared spaces. We need to have a guarantee in the document that they will be kept safe from development.
- **New buildings should not be built fence to fence.** Room is needed for larger trees, so they are not impacting the buildings. That seems to be covered in the document, but the margins need to be larger to allow for canopy tree growth. I hope it happens. It is the only way to maintain the canopy.
- **More mud brick should be in the plan.** This brings a wonderful warm feel to the character of Eltham. Those responsible for the mud brick library and other key buildings have left a wonderful legacy and I hope we can do more. They are so unique and are definitely a key part of Eltham in a visual and heritage sense. I would like to see more key buildings made of mud brick such as our station, some shops, and any new public buildings such as art galleries. It would be fantastic to see a beautiful mud brick gallery or cultural complex built on the old council building site. I suggested the mud brick station to our state member but was told they doubted the engineers would

allow it. Since when did engineers get to decide our community character? They are engineers – they can solve these problems. For example – even mud brick cladding could be one way. If money is a problem – lets make the plan and save for it. Just imagine people coming to Eltham by train to a unique mudbrick station with native gardens on the platform and surrounds. There could be weekend day trips planned where people can stop in at the village for a cuppa, we could encourage more small businesses to have unique little shops that are different to the norm, hear some jazz on the street, get a bus to the butterfly reserve, the miniature train, Edendale farm, adventure playground, look at some art in the library gallery... and lots more. The worst thing that could happen is that we get a modern/ grotesque, painted, modern, metal station that the state government forces upon us. Please do not let that happen. Let's make it a second gateway to the character of Eltham. I would like this in the document.

- **The good and the bad – know the difference.** I think it would be great to have a group that have a good understanding of the character of Eltham. This should be made up of residents who care about where we live and have a sense of what makes our shire unique and beautiful. They could put lots of images together to show the character of eltham and could have an input into all new public developments from bike racks through to major public buildings. That would help keep our counsellors accountable and also assist them by offering ideas and their time to ensure good choices are made. They could offer problem solving and keep consistency no matter who the members are at the time. Its just too easy to neglect this area. For example, I would prefer to wait a couple of years for the right public facilities than to be landed with ones that are awful and don't fit in. One example of poor understanding of our character is the 'Safeway' building with the lift tower that looks like a prison watch tower (what were they thinking?). There is not enough character put into that building at all. We need a collection of images that show the things that are not part of the character of our community as well. The new units have been done well. But we don't need more. Certainly none any higher than what is there. It was good to see plantings at the new massive intersection where the gateway used to be. There were still concrete islands that could have been green rather than cement. We now have this huge heated area and every square inch that could be green should be. The research on reducing hot tarmac areas in our environment should have informed that. The state government does not seem to care about that so that is where our council needs to step in for us. I know the community had to fight for the trees that did get planted. It just shouldn't be so hard.
- **Keep the green expanding.** I have noticed that some streets in our area have lovely callistemons growing as street trees now. We need more of this sort of thing. The development of Bible st by the state government does not seem to have included trees (shame on them) so I hope council can provide some significant tree planting along Bible street (and other streets without trees) to provide more shade from the heat and to get the maximum greening we can – even close to town. Callistemon or similar at the very least. Taller trees – even better. I would like to see all development plans include a planting element including canopy trees where possible. I would like to see the document state that.

Changes in the wording of the draft documents. Some of the terms in the draft document could be interpreted to the detriment of the character of Eltham. Where it states that 'To ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings...' is not enough to protect the character. It would be clearer if it said '...characterised by 1-2 storey dwellings.' The word 'predominantly' is too difficult to judge. There is no need for future builds to be any higher. This will ensure the character of Eltham is maintained. We don't have enough facilities such as parking for more units. Another section describes the area as having footpaths on both sides of the road. This is not accurate. Some have none at all. Not all streets need paths on both sides and nor is there enough room.

We are so fortunate to have unique fauna and flora in the Eltham area and I live here because of the canopy, the contained village, the bike paths and bush character. We can really improve it and I hope that this Neighbourhood Character document will help us to do that.

Proposed Extension to Bush Residential 2

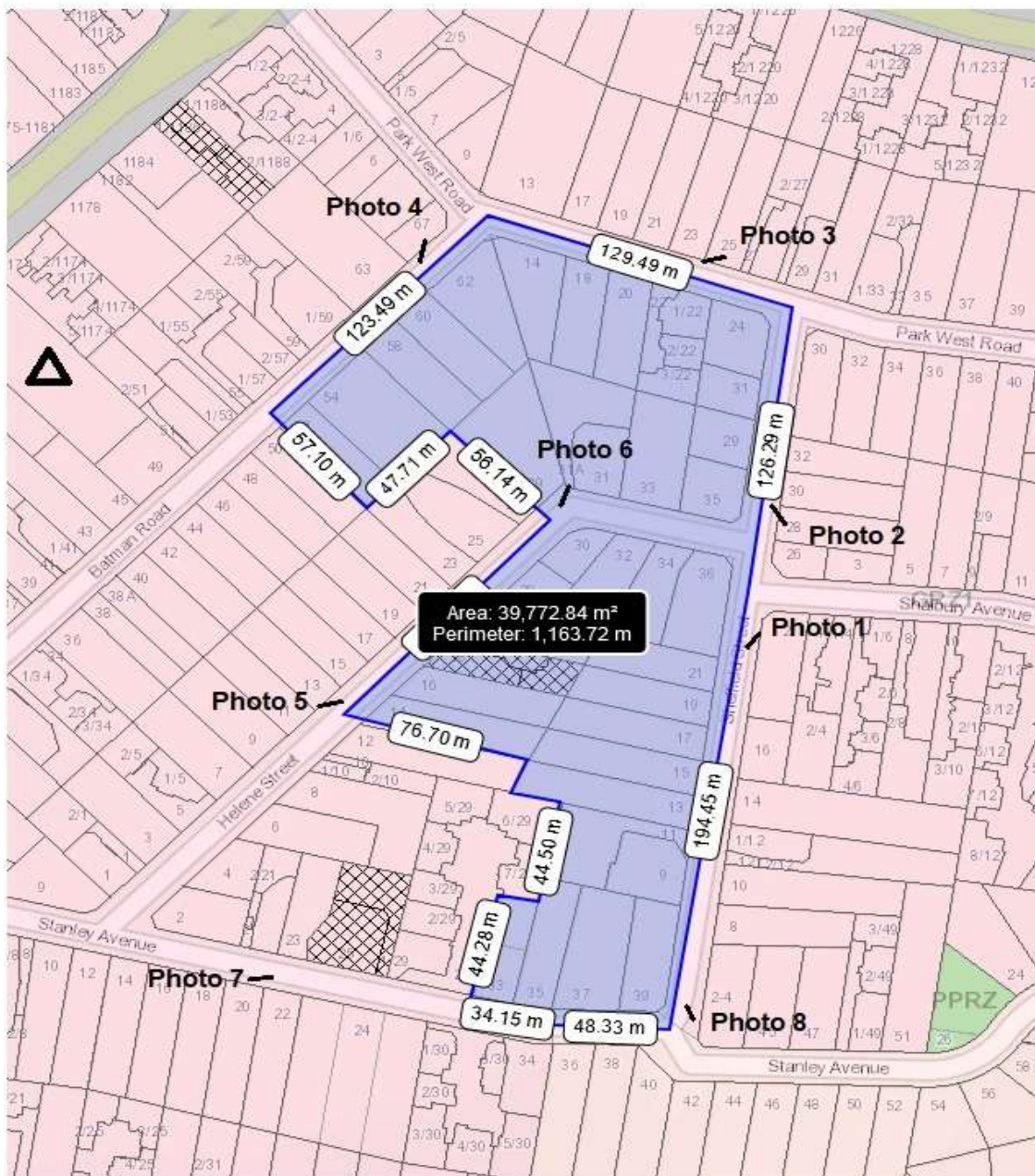




Photo 1: Sheffield Street South



Photo 2: Sheffield Street North



Photo 3: Park West Road



Photo 4: Batman Road



Photo 5: 15 Helene Street North East

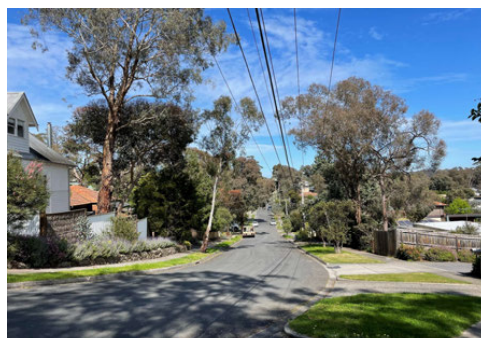


Photo 6: 31 Helene Street South West



Photo 7: Stanley Street



Photo 8: Sheffield Street

WATTLE GLEN RESIDENTS' ASSOCIATION INC.

(Incorporation No. A OO 26090 Z))

ESTABLISHED 9th February 1968

PLANNING FOR

*PEOPLE *RECREATION * ENVIRONMENT *SPORTING *WELFARE *ROADS

Neighbourhood Character – submission - 6 October, 2022

Following our Association's first submission we are very pleased that all of the Wattle Glen residential area is now covered by three appropriate Neighbourhood Characters. Bush Residential 1, Bush Residential 2 and Garden Court 2.

However, this Council draft appears to have areas of mapping inaccuracy.

1. 5, 7, 10 & 12 Edward St, Wattle Glen

The four properties at the SW end of Edward St, Wattle Glen (numbers 5, 7, 10, 12), should be removed from the purple of Garden Court 2, page 5 and be put into the green of the "Bush Residential 2" Neighbourhood Character area as these 4 properties are part of the adjacent 1926 Sunnyside Estate area. – page 10. Also their streetscape presentation is consistent with the rest of the Bush Residential 2 area in Wattle Glen..



le: We suggest to make these four properties in the red below, be green coloured on the relevant map.



2. 9, 11 & 13 Edward St, Wattle Glen

Given that the above obvious changes in number 2 are made this leaves only three houses in Edward St, Wattle Glen (numbers 9, 11, 13 around the end of the court) that are not in the adjacent green Bush Residential 2 Neighbourhood Character area. This seems inappropriate

from a streetscape aspect – particularly given that the three properties have been put in the Garden Court 2 Neighbourhood Character area when these three houses do not even have a road connection to the rest of the purple Garden Court 2 (Kamarooka Estate) where they have now been placed on your draft map.

*EG: photos - number 9, 11 & 13 Edward St which show none of the three streetscapes are outrageously different to the **Bush Residential 2 Neighbourhood Character** of other houses in Edward St.*



By the way, on your draft these three properties are joined to the rest of the Garden Court 2 area only by a walkthrough laneway on the council playground area which is also at the end of the Edward St road court area. Photo below:



The map below, show these three properties at the end of the court with our blue line around them.



*IE: we suggest to also **make these three properties Green coloured (rather than purple) on the relevant map** thus being consistent with the rest of Edward St properties.*

3. Clarke Ave, Wattle Glen

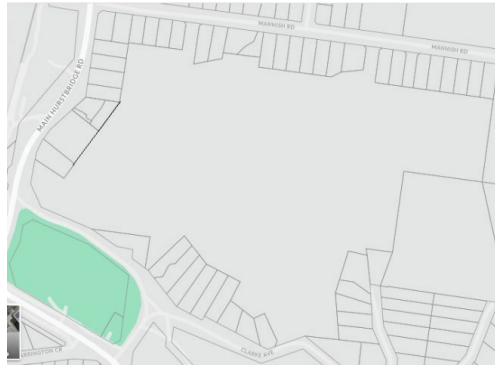
As per below Victoria Planning map the two lots, next to 19 Clarke Ave, Wattle Glen, as outlined in red, are clearly part of the one property, 36 Mannish Rd, Wattle Glen. In fact, historically the block next to number 19, is shaped to be an entry roadway into the rural zoned 36 Mannish Rd property and the next lot is mostly taken up by a pronounced drainage line and a substantially sized dam.

Neither of these two lots have an address number nor a Victorian Planning Scheme Lot number. (This may suggest that some maps having the two lots as pink residential zone may in fact be a Planning Scheme map error.)

The 36 Mannish Road property is predominately Rural Conservation Zone land and strategic as it straddles the UGB, and provides linkage between the larger Green Wedge to its NE and the Watery Gully Creek Reserve biolink (via the opposite rural-zoned property at 1 and 30 Murray Drive). Residential development of the two blocks would prevent this last remaining wildlife habitat corridor.

Residential development has never been seen as appropriate by previous owners of the 36 Mannish Rd, property which has been vacant since the 1950s.

We propose that neither of these 2 lots should be covered at all by the Neighbourhood Character Strategy as they are effectively RCZ land as shown on Landchecker planning map below and at <https://app.landchecker.com.au/> where the two blocks do even appear.



And, on Vicplan map below, whilst shown in pink RZ land they are definitely inside the property boundary for 36 Mannish Rd, Wattle Glen – see the blue dotted line.



Given the two different interpretations of the maps the safest course of action would be to remove the green Neighbourhood Character from the two lots altogether as history suggests it would be inappropriate for them be developed as residential lots.

We are happy to discuss these mapping errors in more detail on below phone number, or in person, if needed.

[REDACTED]

On behalf of the Wattle Glen Residents Association committee.

[REDACTED]

Submission to Nillumbik Draft Neighbourhood Character Strategy (NCS) 9 October 2022

Contact: [REDACTED] [REDACTED]@[REDACTED], [REDACTED]

On behalf of Brougham Street Cohousing Design Circle:

[REDACTED], [REDACTED], [REDACTED], [REDACTED], [REDACTED].

All Joint Venturers of the Brougham Street Eltham Cohousing Collective (refer Appendix 1)

[REDACTED] Brougham Street is located within the Garden Residential Precinct so this submission restricts itself to this Precinct but many of the ideas will be relevant to other Precincts. We would also suggest many ideas will also be relevant to other innovative housing models.

Overview

At the core of the submission is how a sense of community contributes to health and well being, and a sense of belonging. These values have also been identified as important in the engagement process already undertaken to inform the Draft Neighbourhood Character Strategy (NCS). We do not believe that these elements are clearly recognised and identified in the Objectives and Design Guidelines in a manner that will lead to changes in the planning scheme and ultimately shape a preferred future. The ability to promote and support this will ultimately be reflected in the assessment tools statutory planners use to give advice and to assess developments.

We agree with the NCS aims as outlined below but suggest it needs to reflect the dimension of the community feedback on p. 28 and 29 some extracts provided.

"A Neighbourhood Character Strategy aims to guide the design and placement of new development in residential areas, ensuring that it respects and responds to the preferred valued features or character of an area, while still meeting required targets set by State Planning Policy for growth in housing supply and housing diversity."

p.28 *"The provision of medium density dwellings, at a variety of price points, can help promote affordable housing and housing diversity."*

" the top three community values identified for housing are; the protection of local history and heritage; eco-friendly design; and ageing in place."

p. 29 *"Key findings of the consultation related to:*

- Inclusion, health, employment and resilience*
- Environments, housing, open space and sustainability*
- Future values"*

This submission highlights how the objective and design guidelines of Cohousing developments can enhance and shape many of the objectives of the NCS.

Contributing to future preferred Character

"A Neighbourhood Character Strategy aims to guide the design and placement of new development in residential areas, ensuring that it respects and responds to the preferred valued features or character of an area, while still meeting required targets set by State Planning Policy for growth in housing supply and housing diversity."

Cohousing has the ability to not only provide for greater housing diversity but also delivery of more affordable options in a manner that creates liveable and sustainable communities. Liveable neighbourhoods are safe and socially cohesive, and environmentally sustainable.

The market failure of current housing delivery options are not only denying property ownership for an increasing section of the population, but also are not delivering the preferred character, and community and liveability outcomes being sought by consumers and the wider community.

p. 33 “How can neighbourhood character be improved and preferred future development respond to the issues, community values listed in the engagement”.

Cohousing provides opportunities to accommodate population growth and ageing in place in a sustainable manner that benefits the environmental, social and economic outcomes being sought by communities. The NCS highlights the values being sought by residents but the Strategy does not go on to reflect these in the Garden Residential Precinct objectives (p.94) and design guidelines (p.95).

Extract from Q & A document

“The character of a local area is distinctive. It influences the sense of belonging a person feels to that place, the way people respond to ambience, how it influences their mood, their emotional response, and the stories that come out of their relationship with that place. Therefore, it is important to understand character in a holistic way.

Neighbourhood character should guide how to manage a changing urban environment so that any changes are sympathetic to the valued characteristics and ultimately shape a preferred future character.”

We strongly support understanding character in a holistic way but would suggest the NCS does not give enough and specific consideration of the objectives and design guidelines that would give guidance, and support shaping better built form outcomes. For example, design guidelines that support creation of a sense of community and social belonging through a design that emphasises shared space and social interaction.

Because the Neighbourhood Character Strategy will be the subject of a planning scheme amendment that will propose to implement the Strategy through the Nillumbik Planning Scheme it is important to set out the framework for objectives and design elements that include a more holistic approach and include social and environmental built form outcomes.

Unfortunately, the ability to translate these aspirations are not reflected in the objectives (p. 94) and Design Guidelines (p. 95). Greater considerations needs to be given to how additional objectives and Design Guidelines can provide a framework to ensure developments are assessed against elements that promote (or at least don't hinder) built form outcomes that promote social interaction, a sense of place, care for the land, ageing in place, sharing of facilities (outdoor and indoor) and utilities, being eco-friendly, do more than a token effort to housing diversity etc

Role of Cohousing to support and promote Neighbourhood character (refer Appendix 2)

Cohousing developments aim is to create a sense of community and social belonging through a design that emphasises shared space and social interaction. Typically, a co-design and management process gives residents greater say in the design and ongoing governance of their home and community.

Cohousing projects are of a scale that supports easy informal social contact between community members – usually between 10-40 households. Typically, each household has their own self-contained dwelling, but shared spaces provide a place for households to come together. A common rule of thumb in cohousing is that all individual dwellings are 10% smaller than typical, with that saved space used for the common dwellings. While private space is smaller, the overall space a household has access to is made greater by collaborating with the neighbours.

Shared spaces might include gardens, common kitchens and entertainment areas, community rooms, common lounges, and shared guest facilities. As well as sharing spaces and facilities, residents often come together to manage the community and share some meals.

A cohousing model can contribute to broadening the concept and practice of ‘more diverse housing’ provision with social, ageing in place and environmental benefits. The citizen led delivery model ensures greater built form and affordability outcomes compared to conventional speculative development models.

Community-led projects where consumers collectively assume the role of developer, are not only internalising the developer margins and eliminating market costs making significant cost saving, but also achieving broader collective benefits. These benefits are more aligned with building viable and resilient neighbourhoods. Design can be used to encourage social interaction, for example by keeping cars to the periphery and putting common areas in the centre of the site.

While the Q&A suggests

“The purpose of the character objectives and design guidelines is to provide clear direction and guidance on built form outcomes based on preferred neighbourhood character outcomes.” and “The Preferred Character Statement directly informs five design objectives per character area, which can be specified in a schedule to a residential zone to implement the preferred neighbourhood character. These design guidelines are used as a basis for Council statutory planners when assessing residential planning applications.”

We would suggest not enough direction is provided for assessing how, ageing in place, placemaking, sense of belonging, social inclusion, community and climate resilience, liveability and wellbeing contribute to neighbourhood character. This is important to ensure planning instruments are identified to be used for implementation. Design guidelines are required to give specific guidance and proactive support for this to occur. Given many of these are priority areas of Nillumbik’s Health and Wellbeing Plan 2021 -2025 their physical expression needs to be recognised in planning scheme controls.

For example, by keeping cars to the periphery and putting common areas in the centre of the site, which allows for reduced private open space in favour of large and multifunctional communal open space and allowing for shared services / utilities. Enabling special provisions, such as car parking exemptions and/or requirements, including permanent car sharing schemes where parking spaces have been minimised, and for shared water and energy provision/infrastructure for multiple dwellings within cohousing developments.

In conclusion

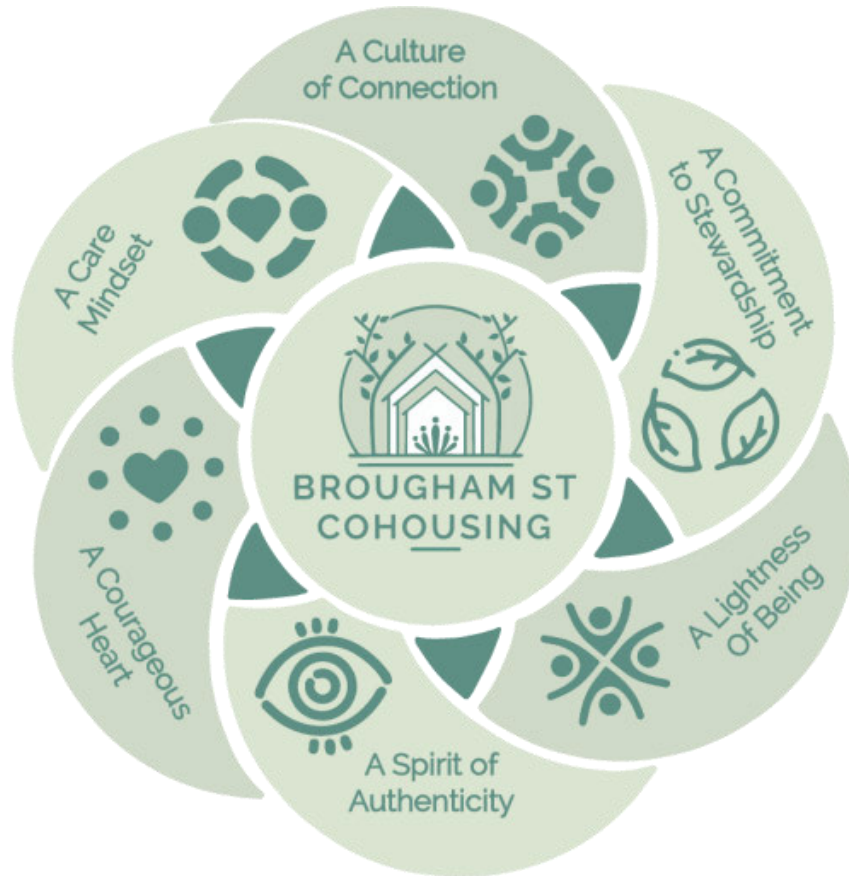
We support the broad aims of the Draft Neighbourhood Character Strategy but do not believe enough guidance has been given to include the physical expression of social and sustainability values and outcomes that were identified in the engagement process.

Sense of place and a holistic approach is about residents’ relationship with their neighbourhood and these connections are facilitated and enhanced by good design or hindered by poor design or lack of consideration. Supportive objectives and good design are needed to support elements such as shared facilities (internal and external), encourage social interaction and ensure the physical expression of social and sustainability outcomes are considered when assessing developments against neighbourhood character objectives.





Appendix 1 Brougham Street Eltham Cohousing

[Brougham St Cohousing – Where Earth, Heart, & Village Share A Table \(broughamstreetcohousing.com\)](http://broughamstreetcohousing.com)

Brougham Street Cohousing is an intergenerational housing project where the residents are the developers. We value living in a community with a mix of ages and family types and we believe that community enhances personal growth while helping us to live with a lighter footprint. The Community holds these core values:



Core Pillars

 1. CREATE A STRONG COHOUSING COMMUNITY	 2. ACHIEVE EXEMPLAR SUSTAINABILITY OUTCOMES	 3. ACCOMMODATE THE NEEDS OF MEMBER/RESIDENTS	 4. CREATE VALUE AND AFFORDABILITY
<ul style="list-style-type: none"> Build a CoHousing community which encourages intergenerational living – bringing together singles, families, children and elders. A participatory design process that engages and seeds community spirit. The project will be co-developed, co-designed, and co-organized with the group with a genuine and authentic participating process. Extensive common facilities (including a communal kitchen/dining space) that supplement and facilitate daily living and are perceived as an extension of each household's own private house. The project is not about shared housing or creating a commune, it's about creating high quality private homes with additional shared facilities to improve the amenity of the property for all members. Facilitate community interactions to achieve village-like living with an emphasis on shared common facilities and gardens to encourage community living and connection at all stages of life. 	<ul style="list-style-type: none"> We aim to have minimal impact on the climate through energy efficiency; reduced water consumption and water efficiency; a biodiverse and productive landscape and the use of construction materials that are healthy and environmentally conscious. The development will be consistent with the need to rapidly reduce greenhouse gas emissions and will aim for net zero. This will shape the design response to the built environment, energy sources, transport infrastructure, the natural environment and waste processing. 	<ul style="list-style-type: none"> We want to create a diverse community, and we recognise that the needs of community members may change over time. We want the community to be welcoming and not create barriers to people living there in all stages of life. During the design phase we aim to create packages that allow members to depart from the base design solution. The designs should also allow for adaptations to be made post-completion. In particular we aim to have packages that provide great livability for people to age-in-place. 	<ul style="list-style-type: none"> The development should deliver value to its members. We define "value" as fulfilling all the aims of the project, rather than the solely financial aims, but recognise that decisions will be made with respect to both value and the overall financial viability of the project. We are also committed to finding more affordable pathways to home ownership. We seek project partners that can assist to provide pathways to participation for our community members, and will stand as an example of innovative ways to assist people into home ownership.

Appendix 2 Benefits of Cohousing

As lives become more stressful, Cohousing is a way of resolving the isolation many people experience today and providing for a sense of community. Cohousing communities can be intergenerational, welcoming anyone of any age and any family structure, or specifically cater for people who are older or are communities of common interest or needs.

Affordable

The collective nature of Cohousing means when a group pools its resources, the members significantly increase their buying power. Resident-driven Cohousing has potential for greater affordability by internalising developer margins and eliminating marketing costs. Smaller, energy efficient homes cost less to build and run. Communities can organise opportunities to reduce daily living costs through shared laundries, community meals and bulk food purchasing. These all contribute to reduced cost of living and long term affordability.

Sustainable and good for the environment

Community laundries, car share and food cooperative, reduce costs. Sharing equipment such as tools, lawnmowers and play facilities between households saves money and makes better use of them. In line with reducing ongoing costs, cohousing generally has a focus on passive design for energy and water efficiencies and waste reduction, and minimise car use promotes walking, cycling and public transport.

Better quality of life, well-being and resilience

Loneliness, depression and social isolation are growing problems. In Cohousing, residents often meet up to eat together, chat, organise and socialise. Gardens and shared spaces are situated to encourage interaction between residents and the local community. The care and connections that are fostered in cohousing lead to a wide range of possibilities. For example, residents report avoiding prolonged hospital stays, having fun community events and spending less time on maintenance. Cohousing has the potential to keep older people active, healthy and engaged, and reduces the demand for health and social care services. Research tells us that developing strong social connections is fundamental to individual and community health and wellbeing.

Security and sense of safety

In a cohousing community people do not keep a check on each other's whereabouts, but will instinctively know if something is out of the ordinary. Cohousing design encourages shared pedestrianised walkways and car-free central shared gardens providing for passive surveillance and safe spaces for outdoor activities.

Independent community management

The community decides together how things are organised; there is no external management committee. It starts from the beginning when future residents have an active say in the design of the community. This also creates a cooperation, a sense of place and ownership of issues and solutions and allows for adaptable, customised living solutions.

Why does Cohousing make so much sense?





Nillumbik Climate Action Team

Submission on draft Neighbourhood Character Strategy

Thank you for the opportunity to comment on the draft **Neighbourhood Character Strategy** (feedback due 10 October 2022). In considering what defines neighbourhood character for Nillumbik, the character attribute that was most valued when community feedback was obtained for Stage 1 of this strategy earlier in 2022 was on the theme of vegetation (96% of respondents). In all township localities in Nillumbik, the consistent response to 'How can neighbourhood character be improved?' was to protect the trees and vegetation.

Other themes that emerged were,

- larger blocks and a sense of openness or open spaces;
- low density and low heights;
- older look and feel of houses;
- use of natural materials to allow dwellings to blend into the natural environment.

Much has been written about the importance of vegetation, and in particular, the key role that mature canopy trees play in mitigating the 'heat island' impact in urban areas. The shade provided by trees can reduce our physiologically equivalent temperature (that is, how warm we feel our surroundings to be) by between seven and 15°C, depending on our latitude (<https://theconversation.com/can-trees-really-cool-our-cities-down-44099>).

This translates to economic terms. At a household level, trees can save residents a considerable amount of money on energy bills. It has been estimated that two medium-sized trees (8-10m tall) placed to the north and/or north-west of a residential dwelling can reduce the temperature inside by several degrees and save residents in excess of AUD\$200 per year (Greg Moore – talk at ECAG AGM 22 May 2022).

At a municipal level, savings from an Adelaide street tree are estimated to be around \$424 a year (Greg Moore – talk at ECAG AGM 22 May 2022). Added to the economic benefits are the aesthetic benefits, an increase in mental and physical well-being, reduced soil erosion and land slippage, increased water retention, improvement in air quality, and reduction in CO2 emissions due to carbon sequestration.

Clearly, trees are valuable. But retaining them in our urban landscapes is becoming increasingly difficult. The draft Neighbourhood Character Strategy lays out in some detail the key issues and threats that impact on retaining neighbourhood character in relation to loss of vegetation and landscaping (p38). These include loss of vegetation in private gardens due to larger developments, infill builds and increase in non-permeable surfaces. Also listed is the threat of significant vegetation clearing due to bushfire management and maintenance in non-urban areas.

At present, Council does not have complete control over factors such as maximum site coverage regulations and as-of-right vegetation removal exemptions for bushfire management. These regulations are managed at the State level.

For urban areas, the ResCode standards A5 and B8 determine the proportion of a lot that can be built on. If not otherwise specified in the schedule to the zone, this proportion is 60% of the total area, but this does not include permeable outdoor paving, driveways, footpaths, outdoor entertaining areas or building eaves when calculating the amount of built site coverage.

The Neighbourhood Residential Zone, also under state control, defines a 'garden area' as an area that does not include a dwelling or residential building, 'except for an eave, fascia or gutter that does not exceed a total width or 600mm; a pergola; unroofed terraces, patios, decks steps or landings less than 800mm in height; a basement that does not project above ground level; any outbuilding that does not exceed a gross floor area of 10 sqm; domestic services normal to a dwelling or residential building.'

All of this can mean that there is very little room left over for garden areas suitable for retaining or planting canopy trees. There is some capacity to protect existing canopy trees where a Significant Landscape Overlay exists. Where a lot is covered by an SLO, a planning permit is required for removing, destroying or lopping vegetation as a result of works carried out. This includes canopy trees (trees with a circumference greater than 50cm). However, not all urban zones are covered by this overlay, and it really only allows in practice for protection of some trees at the property boundaries.

For trees not protected by an SLO, there is the possibility that these trees could be covered by Clause 53 of the draft Nillumbik General Local Law, Protection of Amenity Trees, which prohibits the removal, without a permit, of any substantial tree on private land. The draft Nillumbik General Local Law has recently been endorsed by Nillumbik Council (Council Meeting of 26 July 2022).

For both the Significant Landscape Overlay and the Protection of Amenity Trees clause of the Nillumbik General Local Law, it is imperative that resources are made available to ensure strict compliance with both these controls, including monitoring of infringements, and penalties severe enough to deter non-compliance.

With state planning controls such as the ResCode and Neighbourhood Residential Zone, council advocacy at the state level will be required to effect changes to these laws, and to ensure that the protection and enhancement of canopy trees becomes an integral part of the urban design process. Central to this is the need to provide enough space surrounding residential dwellings to allow the retention of existing canopy trees, and the space to allow newly planted trees to grow to sufficient height to mitigate the heat island effect. Without these modifications to existing planning laws, the retention of the neighbourhood character that Nillumbik residents hold so dear will not be possible.

Nillumbik Climate Action Team.

From

[REDACTED]

[REDACTED]

[REDACTED]

Date 10/10/2022

Subject: Draft Neighbourhood Character

I would like to have the review consider the following.

Street Lighting.

You need to make statements about street lighting.

Minimal street lighting, that they should not attract insects or wild life and reduce the amount of light pollution. Reduce the amount of light that flows onto house blocks etc to retain the country feel.

Roads

This document should talk about roads.

The impact of changing from dirt unsealed road to a sealed road. Considerations for all affected owners that over 60% need to be for the change from one end of the road intersection to the next intersection. The impact on the Neighbourhood character by making a change to a road or street needs to be considered. House block owners must ensure that they maintain the character of the street.

What type of road will it be, the colour of the road surface, the material used to build the road, the drainage, the kerb and channel, sidewalks all must have 60% agreement.

Considerations about the impact on the environment need to be weighed.

The crossovers, that type, who is responsible to maintain?

Traffic

No sections covering traffic management in this document. The process about appropriate traffic calming systems being implemented is needed.

Native bush

More controls on not pulling down, removing native bush. Planting native vegetation is a must.

General comments.

This is a very open document it is not precise, it has so many “should” which is open to interpretation stronger and more detailed wording must be used. “Someone should” means they don’t need to.

More input on controls about covering the earth with cement or other man made products, e.g. driveways that channel water onto unsealed roads.

Not allowing native areas to be changed into more controlled suburban blocks

[REDACTED]

Submission re. Neighbourhood Character Strategy draft August 2022

submitter – [REDACTED], 10 October 2022

address: [REDACTED]
proposed Neighbourhood Character area: Bush Residential 2

I've read the full draft by Ethos Urban and appreciate their work. Not being a Planner, as well as the precinct profiles I found the chapters on Planning Context, Key Issues and Threats, and Performance of Existing Settings very informative.

Some of my comments here are summarised repeats of my inputs back in May, where I think a point still needs to be made.

Comment on Bush Residential 2 profile

In general, I'm comfortable with the Bush Residential 2 profile. If my neighbourhood resembled the profile, I'd be happy. (It doesn't.)

I'll let others provide detailed feedback on the profile, my only comment being that whereas Bush Residential 1 has the summary character (p. 49):

High levels of native vegetation, screening dwellings from view

Bush Residential 2 is described as:

Formally landscaped gardens.

This seems a huge jump and I question whether a 'formally landscaped garden' can be the norm for a Bush Residential area.

Comment on Gardens and landscaping in the Design Guidelines

The various Design Guidelines (e.g. p. 68 for Bush Residential 2) state:

Prepare a landscape plan that utilise appropriate native species as identified in the Nillumbik Live Local Plant Local Guide.

Agree, but the Nillumbik Guide lists indigenous plants (indigenous to Nillumbik) not just natives. This should be clarified – replace 'native' in quote with 'indigenous'.

Nit-picking yes – but is this a Strategy?

The Macquarie Dictionary defines a strategy as:

a plan which is devised to achieve a particular outcome.

Most of the document is a description of the preferred outcome, not a plan to achieve the outcome. My concern is that it heads into weasel word territory to suggest action.

Vegetation and wildlife

Vegetation/trees/bush feature prominently in the profiles, but it is all about the visuals - the look and feel of the vegetation.

However, vegetation is habitat too – birds, small marsupials, frogs, reptiles and insects. And I argue that the kookaburras, currawongs, magpies, etc are an essential part of the Neighbourhood Character we are trying to describe.

Vegetation – the need to promote and protect understorey

While canopy trees receive considerable attention, understorey is critical too. As an example, canopy trees without understorey encourages Noisy Miners (a widespread pest) and then Noisy Miners and the lack of understorey leads to no small birds. (Which is the situation in much of Eltham.)

The existing Neighbourhood Character Study: Residential Design Guidelines 2001 (amended 2003)

We have had the existing Neighbourhood Character document (which I don't strongly disagree with) for around 20 years.

Has it worked? The new subdivisions in my neighbourhood don't match the local Neighbourhood Character description very well. Will a new preferred Neighbourhood Character document work?

Existing, preferred & enforced Neighbourhood Character

On p.52 the draft says:

- Preferred neighbourhood character is either:*
- *the existing character of an area; or*
 - *an identified future neighbourhood character different from the existing character of an area.*

In Nillumbik the problem with existing character is that it's slipping. So we want to set a preferred Character. How is this going to be built into planning decisions that will survive at VCAT? and be enforced?

Promotion of Neighbourhood Character required?

Does someone buying into Nillumbik or looking at building in Nillumbik ever consult the Neighbourhood Character documents? I didn't. So it's existing residents discussing a document that new residents won't have read.

I know it's meant to filter down into planning rules, but is there a case for prospective/new residents to actually see the Neighbourhood Character document? (If they strongly disagree with the content maybe they wouldn't have enjoyed the community anyway!)

Timeframe? Outcomes?

The numerous steps to get from a new Neighbourhood Character Strategy to eventually changing the Nillumbik Planning Scheme are described in Section 8.1 on p. 108.

What's the timing?

I'm impatient. My neighbourhood is incrementally losing character each year. And it's not steady change, but accelerating.

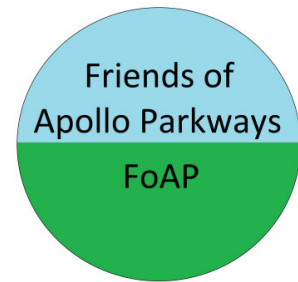
The Cambridge Dictionary defines 'greenwash' as:

to make people believe that your company is doing more to protect the environment than it really is.

If there's no timeframe and no clear path to the Neighbourhood Character document effectively (as in Nillumbik Planning outcomes and VCAT outcomes) changing the Planning Scheme, then residents could consider this new Neighbourhood Character process a form of green washing by Nillumbik Planning.

Neighbourhood Character

Submission



Friends of Apollo Parkways [FoAP] is a community group incorporated in 2007.

Formed with a mission statement & objective's at that time including

- "preservation of public open space"
- "opposition to medium –high density development"

FoAP have consistently followed those principles in the 15 years since & the neighbourhood character policy is the latest opportunity to reaffirm those objectives & contribute in a constructive way to the new neighbourhood character strategy of Nillumbik Shire.

In general terms new residential development should be planned around current Major Activity centres- Eltham & Diamond Creek. This is the overarching theme of 20 minute neighbourhoods as articulated in Melbourne 2050.

These locations [Major Activity Centres] that have recently adopted Structure Plans where greater building heights & densities were permitted and where the oft mentioned desire to "age in place" can be best accommodated

Apollo Parkways has been designated Garden court 2 in the new strategy.

As a starting point it is vitally important that the Strategy guide the design & placement of any new development in Garden Court 2. FoAP would challenge the premise that infill development could allow new buildings to respond to the form & siting of surrounding

New development & specifically medium density housing would inevitably compromise native vegetation, potential for canopy trees & all the character attributes the strategy is endeavouring to protect. The challenges presented by Child Care Centres, Residential Aged Care as articulated in the background report could never co-exist with a comprehensive neighbourhood character strategy that is properly described as Garden Court 2.

New development must respect & respond to the valued features or character of Apollo Parkways & the neighbourhood character objectives of Garden Court 2 as specified in the Strategy.

In broad terms FoAP is supportive of the character descriptions & neighbourhood character objectives proposed.

There is opportunity for strengthening of the design responses section of the Strategy to further protect & delineate the Garden Court 2 area of Apollo Parkways.

Building height & form: No change required

Siting & Setbacks: The side setbacks should be changed from minimum 3 metres to minimum 4 metres from one side boundary to enable the planting of indigenous & native trees.

4 metres would be more consistent with the word “spacious” in the preferred character statement.

30% of the site as permeable surface should be changed to a minimum of 35% permeable surface. This should provide room for meaningful landscaping including canopy trees. It would provide a meaningful distinction that would over time ensure the private tree canopy & vegetation form part of the “personality” of Apollo Parkways.

Gardens & Landscaping: ADD - Retain indigenous & native canopy trees & understory vegetation & replant wherever possible. If this cannot be achieved or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of native or other trees that will grow to a mature height similar to the mature height of the tree to be removed.

Garage storage & vehicle access: ADD - Maintain & reinforce the predominant rhythm of dwelling spacing within the streetscape. Side by side development would not be consistent with this principle.

Front Fencing: CHANGE - Should provide no or low open style of up to 0.5metres [not 0.8] in height & the only brick construction fence acts as a retaining wall.

DELETE – May be constructed up to 1.8metres when located on a main rd. For Apollo Parkways purposes this is Plenty River Drive & the standard of 0.5 metres should also apply.

This would be more consistent with the neighbourhood character objectives of “absent, or low front fences with views to front garden areas...”

The preferred character statement & the neighbourhood character objectives are acceptable

The neighbourhood character strategy would enable any new development to enhance Apollo Parkways by

- Respecting the existing & preferred character in regards' to height, setbacks, colours, size, density, gardens, materials, canopy trees
- Retaining existing canopy trees
- Providing enough room so that trees will be sustainable & where the landscape plan has located them
- Providing generous setbacks front, rear & sides to allow for planting between properties
- Ensuring designs that respond to the actual site & that minimise cut & fill.
- Enforcing permit conditions especially with landscape plans



- Examples of inappropriate medium-density development

Thank you for the opportunity to make the neighbourhood character strategy strengthen & protect the essential character of Apollo Parkways.

Regards

FoAP

I live in Lavender Park Road, Eltham which is in Bush Residential 1. This area of South Eltham has a very special character, which is in danger of being lost to a Templestowe like vibe. I was unable to respond using your proforma as it gave insufficient space, but I was unsatisfied with all sections (except the fact that I was included in Bush Residential 1). My comments are as follows:

1. I think all houses should be limited to a maximum of 7.5m in height (in light of some of the monstrosities that have been approved under the former Council).
2. I think properties over 0.75 acres have more of a responsibility not to over develop the land. As such, I would propose that for properties above this size, the site area covered by buildings should be limited to 30% and provide at least 50% of the site as permeable surface. I am aware of a property where this is not the case, and it is completely unable to absorb it's rainwater on-site.
3. For front fences, I think you need to define what an "open style" fence is - I would suggest 90% transparency.

Please consider these comments seriously.

Thank you

SUBMISSION TO THE NILLUMBIK NEIGHBOURHOOD CHARACTER STRATEGY

[REDACTED]: 10 OCTOBER 2022

My Issue: Tree canopy loss from subdivision for new housing development

We came to Eltham for a tree change from a small lot in the middle ring suburbs of Melbourne in 2008. Our property is approximately 2000m² about three quarters of which is open space with well established canopy of Yellow Gum and Red Box trees.

Since our arrival I have seen continual subdivision of the larger lots to make way for three dwellings. I am not opposed to this consolidation as it is necessary to stop the urban sprawl keeping population growth within the Urban Growth Boundary.

My concern is that this new development is leading to a loss of tree canopy cover that is such an important attribute of our neighbourhood character and also, most importantly contributes to the amelioration of increased urban temperatures resulting from climate change.

Our zoning is Neighbourhood Residential Zone (NRZ1) with a Significant Landscape Overlay (SLO3).

Our local evidence shows that the SLO1 has provided some protection of existing tree canopy cover but only at the periphery of the subdivided lots as obviously new house construction requires a construction envelope. **But in both the cases f where either a planning permit is required or just ResCode applies the definition of garden is very board (including decking and the like) meaning that there is no specific requirement for the open soil required to support new tree canopy establishment.**

Existing examples in our area of new home construction following subdivision have both evidence of the considerable loss of existing canopy trees.

In my opinion if this is allowed to continue Eltham and other urban areas of Nillumbik will continue to lose canopy treecover and lose that neighbourhood character that is a distinctive feature and attraction of urban Nillumbik.

Discussion points

- Subdivision for increased housing dwelling density is an objective of Plan Melbourne 2017-2050 within n the Urban Growth Boundary.
- The Strategy does recognise a key issue in terms of loss of native vegetation/canopy trees resulting from subdivision for increased residential development.
- It also identifies the minimal provision of space for deep soil planting and canopy trees.
- However the 'Proposed consideration' as detailed above of considering minimal subdivision sizes makes no sense to me in addressing this issue.

- My concern is the total inadequacy of the definition of garden under the State Planning Policies as evidenced below.

Minimum garden area requirement as defined for the NRZ defined in the planning scheme

- This requirement only applies if a planning permit is required.
- In Clause 32.09-4 a minimum garden area is set as follows:

Lot size	Minimum percentage of a lot set aside as garden area (this applies to both the NRZ and GRZ).
400-500 sqm	25%
Above 500-650 sqm	30%
Above 650 sqm	35%

- This may on the face of it appear a significance part of the lot with say a 500m² lot having a garden area of 125m². But then you need to look at the definition of 'garden area' under the planning scheme. In the Planning Scheme under Clause 73.01 'General Terms', a 'garden area' is defined as:

Any area on a lot with a minimum dimension of 1 metre that does not include:

*a) A dwelling or residential building, **except for:***

- *An eave, fascia or gutter that does not exceed a total width of 600mm;*
- *A pergola;*
- *Unroofed terraces, patios, decks, steps or landings less than 800mm in height;*
- *A basement that does not project above ground level;*
- *Any outbuilding that does not exceed a gross floor area of 10 square metres; and*
- *Domestic services normal to a dwelling or residential building.*

b) A driveway, or

c) And area set aside for car parking.

- Quite clearly most of the garden area can be taken up with structures commonly found in new housing such as patios and decks. These areas can be considerable given the trend for indoor/outdoor living.

Garden area under ResCode

- Standards A5 and B8 set the limits the proportion of any lot can be built on, to provide for outdoor space for residents, and to protect the amenity and character of neighbourhoods and specify that the site area covered by buildings should not exceed:
 - The maximum site coverage specified in the schedule to the zone, or
 - If no maximum site coverage is specified in the schedule to the zone, 60 per cent.
- **Again this sounds good, but the area defined as outdoor space for residents to protect the amenity and character of the neighbourhood includes outdoor paving, driveways, footpaths or building eaves.**
- The diagram in ResCode shows examples of applying the standard that show provision of trees but would appear to be unduly optimistic given that there is no limit on the areas that can be covered by outdoor paving, driveways and paving.
- There is also A6 and B9 *Permeability* that limits the amount of hard surfaces that can surround a new development that requires that at least 20 per cent of the site should be covered by permeable surfaces. These are surfaces that can absorb water such as garden beds, lawn and other unsealed surfaces. There is the very significant rider that such surfaces can include driveways, footpaths and outdoor entertaining areas provided the areas used for their construction are pervious.
- **It would seem to be possible under these ResCode standards to have little or no actual open soil (garden bed), or at the very least highly fragmented garden areas.**

CONCLUSION:

Subdivision is a major issue for the urban neighbourhood character with 'Gardens and Vegetation on private land' being a very significant component of the neighbourhood character of urban Nillumbik and in some ways the most difficult to resolve as it is a living entity in contrast to the other character attributes that are all built components.

Proposed consideration In draft strategy is:

Consider minimum subdivision sizes in areas that are heavily vegetated and where necessary - to be considered in conjunction with recommendations of a future Housing Strategy and Residential Development Framework.

In my opinion, the draft strategy has not come to terms with importance of the issue of subdivision and loss of vegetation and its proposed consideration of minimum subdivision sizes makes doesn't actually make any sense to me.

We all know the very significant and positive impacts that living vegetation has on the built environment.

In reference to 'Bush Residential 1 where our house is located the draft strategy states the objectives in relation to open space (non built area) where a new house is to be developed:

3. To ensure new development sits within the existing indigenous and native tree canopy, minimising the dominance of car parking access and structures

.4. To maintain and strengthen the spaciousness and bush setting surrounding dwellings, minimising disruption to existing indigenous and native tree and plant species.

This would appear to not possible under the existing State Planning policy as discussed above as I is my understanding that local policy cannot override State Policy. My observation of subdivision and new house development would seem to back up my understanding on this.

At the very least it would seem to me that the strategy should recognise the current deficiencies of the planning policy in addressing the issue of loss of vegetation/canopy trees. **The main one for me is the lack of requirement for open soil for garden beds where canopy trees can grow and understorey vegetation also be encouraged.**

While I appreciate this is an issue of State Planning Policy I consider that the Nillumbik Character Strategy should recognise the challenge and actively advocate for a change to State Policy to better address the currently inevitable loss of native vegetation/canopy trees resulting from subdivision for increased residential development.

In addition, I addressing this issue the Council could give consideration to the concept of 'Biodiversity Sensitive Urban Design' that could follow on from the successful development of Water Sensitive Urban Design (WSUB) that has been incorporated by the State Government in planning policy through the ResCode requirement for a minimum area of permeable surfaces in for new housing .

I appreciate the opportunity to provide my comments on the Neighbourhood Character Strategy.

[REDACTED]

Email: [REDACTED]

10 October 2022

Nillumbik Shire Neighbourhood Character Strategy

I. Introduction

The following are comments related to the August 2022 Draft Nillumbik Shire Council Neighbourhood Character Strategy. Throughout this response this strategy is referred to as "the strategy".

Comments primarily come from my perspective as a local Vine St Eltham resident for over 10 years and are mainly on the Eltham Bush Residential 1 and 2 precincts. A further focus is on tree canopy. Some other miscellaneous feedback comments are also included. I have a broadly positive position about the strategy but with some concerning comments, loosely grouped according to the strategy headings or related topics.

It's good to be able to comment on this document and i appreciate that opportunity. [REDACTED].

II. Key issues and threats sections

It's good to see the Key Issues and Threats section included and containing many issues identified from the previous engagement opportunity related to this strategy. Clearly identifying the issues and threats is a great start but the practical outcome value comes from implementing effective ways to minimize them.

Consistent with that "minimizing" the Implications for Guidelines bullet points are also good to see. It's a little unclear however, which guidelines are being referred, too what extent and who/section may have carriage of those vital steps. A trap is could be called a "lost in translation" kind of issue.

By the context i assume "guidelines" means the urban design guidelines as in the planning scheme. It could be however, precinct neighbourhood character "guidelines", policy guidelines, or something else.

Ideally the guidelines that are the most powerful in supporting the area and rigorous scrutiny such as forums such as at VCAT. It would be good to have more clarity in this area. This strategy and many others must be context and feeder documents to the amendments to the planning scheme process.

III. Specific connection to other strategic documents

Housing Strategy

On page 52 of the strategy it states *"that preferred neighbourhood character statements are 'forward-looking' so that if an area is identified for increased housing growth, the growth is not undermined by neighbourhood character policies that seek to maintain the existing neighbourhood character."* This is not clear and potentially misleading.

Does this suggest perhaps that the housing strategy will undermine this strategy? I believe one of the reasons the previous housing strategy drafting process stalled last time was the lack of a current neighborhood character strategy. There is a weird argument if one strategy is said to rely on another strategy but in reality it gazumps it!

If we take an example: For Bush Residential 1 precincts within 1km from the Eltham Railway Station potentially will not be able to realise a preferred neighbourhood character because of the mysterious "growth" potential or pressure and overlaid state priorities? This despite the fact, that there are other prescribed areas with capacity for more dense development and the Eltham population is not due to significantly increase.

Biodiversity Strategy

Nillumbik is both a green wedge shire and a Melbourne area of significant isolated and dispersed areas of natural vegetation. In as much scale and distribution it's an asset both valuable, worth protecting and clearly valued in previous engagements related to this strategy. Many more inner city suburbs individuals/families move to this area for that natural vegetation and trees reason as a most significant reason to move.

A biodiversity strategy must therefore contain references to the hot spots such as the Yarra River Corridor, the Diamond Creek corridor and Eltham Copper Butterfly areas. As is clearly known area biodiversity is fundamentally linked to both private and public land. In this private realm there is scope for encouragement and a look to say will these strategic neighbourhood character statements lead to sustainable and desirable biodiversity options? A question therefore is how has this strategy been enlightened by these ideas and with the challenges of biodiversity management?

Certainly there are direct connections between the strategy and biodiversity such as in the strategy specification of precinct canopy tree density. I know that the prescription is not a guarantee but a guidance or scope. A tree strategy (as a major element of the precinct/habitat) needs to be incorporated into the biodiversity strategy. This then needs to inform the Neighbourhood Character Strategy. This is no one department/persons/action but multidisciplinary.

Melbourne is losing tree cover every year. Nillumbik is noticeably getting a thinner urban tree canopy cover. The values of urban tree cover are a valuable asset for which we in Nillumbik benefit from, but only if its managed. The threats are real and noticeable however it seems difficult to quantify to measure the issue to moderate the management of as best as possible mitigating the issue.

The broader related question to me is - in the context of the preferred neighbourhood character "allocation" to some areas are we doing the best thing for wise biodiversity management? Is this strategy a "follower or a leader" to biodiversity management in this area? This needs to be investigated.

IV. Naming areas

Eltham North

The term Eltham North and Eltham are areas referred to in the strategy. What is commonly called South Eltham (as is commonly used to refer to areas such as around Monsalvat and Lavender Park Road) is not explicitly referred to. I appreciate the terms Eltham and Eltham North are historic.

Eltham North has historically been a postal area, but this area is by its general character is not much different to areas just south of that as an example. I don't believe its particularly helpful to define this area in this way. South Eltham seems to be always associated postal wise with Eltham. Postcode wise these Eltham and Eltham North areas are the same. Geography and character wise these areas are individually quite varied and in comparison with both significant overlap and difference in terms of neighbourhood character.

Surely if we are trying to partially use Neighbourhood Character by geography we need to use area names that are useful and that people can identify with and not be confused by. I am not however suggesting mapping and listing every estate for example. Aren't we trying to communicate types of neighbourhood character? Creating an impression for example that there is a Eltham North Character type and this is totally unique i feel is unhelpful. Suburb names need to be deemphasized in many cases. The character is more about the place not the name.

Note: The lower photo shown on page 54 is I believe in Stanhope Street, Eltham and this area is not typically referred to as Eltham North. Many locals call this area Harcourt Hill or the Stanhope Estate, a reference to early developers, and of course the topography. The Eltham North southern boundary is technical roughly east west on the north side of the Catholic Ladies College (CLC), but as I say who cares about this boundary? Why is it important?

V. Comparing and Contrasting Bush Residential 1 and 2

There are significant differences in age of basic housing stock and related infrastructure such as roads and footpaths between areas many areas marked for Bush residential 1 and 2. That difference is reducing over time. The differences are less clear however related to the canopy cover. For example, comparing the landscape along the western facing slope of the ridge (that has Ryans Road Eltham near its top) there are large areas of quite

dense tree cover and others much lighter canopy density. This area, destined to be Bush Residential 2. There are similar densities in places as on the eastern slope of that ridge line which is to be Bush Residential 1.

For Bush Residential 1 - Native Canopy Trees 1/50-100m2. For Bush Residential 2 - Native Canopy Trees 1/100m2. (Figures from the strategy). I acknowledge that these are "design responses" Are these densities to be realized as previously mentioned? Clearly a question.

What are the controls to encourage the retention of Canopy trees in the Bush Residential 2. The concept and scope of offset planting needs to be detailed. As is there seems loose terms such as "if that's not possible". I see that with some developers ensuring "it's not possible" and that potentially is an exploitation lever in order to maximize development land/building/financial return.

This differential treatment and responses may lead to some unintended consequences e.g., Ryans Rd either side

- Loss of vegetation and landscaping on the western side making it a stark contrast to the eastern side.
- A pressure to increase the development on this western side because of greater scope for clearing and development, despite the fact that Eltham already has growth areas with potential and population growth estimates are very low.
- A difference in ridge top vegetation cover that may have significant ridge top views implications from Eltham Central and other locations. I believe in most planning contexts ridge line vegetation is often protected not made more vulnerable.

Part of my point is that the Ryans road boundary is a convenient but somewhat arbitrary boundary on which to divide Bush Residential 1 and Bush Residential 2. Neighbourhood boundaries with a core difference in landscape vegetation are clearly a crude measure. More organic boundaries using. Ridge lines, gulleys for example need to be better reflected in the precinct boundaries that emphasize greater or lesser vegetation cover. I acknowledge that how this is practically realized is difficult but should not be discounted.

For at least along Ryans road i suggest these issues be considered and not just dismissed as too difficult! For other major boundaries I believe it's worth checking how they relate to natural boundaries where relevant.

VI. Existing related character precincts and overlays

The report on page 46 mentions that in VCAT SLO3 works well as a tool. SLO3 is one of the lighter-weight (in terms of level of vegetation emphasis) vegetation overlays. What it doesn't say is how the SLO2 conflicts fare. This would be good to know and relevant to dismiss just because of lack of direct references. It's particularly in this SLO2 zone close to the station that the pressure comes at VCAT.

ESO4 runs along along Diamond Creek. With the SLO2 its not well split into Bush Residential 1 and Bush Residential 2. Along the length of the ESO4 is there a suitable buffer of natural vegetation?

VII. Comparing and contrasting with other Br1 and Br2 areas

I can see related links between areas marked as Bush Residential 1 in Eltham such as what many people call South Eltham, and parts of Research.

I assume as part of the process of development of this plan a certain amount of independent "ground truthing" is done. If not, it needs to be done.

VIII. Conclusions

- The strategy is a constructive framework upon which to comment
- Some location identification information and emphasis need to change
- Somewhat arbitrary division between the major blocks of precincts Bush Residential 1 and Bush Residential 2 at least in the Eltham Area
- Direct spinoff challenge to what is now SLO2? I don't believe Bush Residential 1 is a great substitute
- Potentially with significant unwanted landscape consequences in time to come
- The strategy opens-up questions about the links between related council plans and actions
- The strategy also opens-up questions related to the basis on which some precinct borders were made
- Vital that subsequent community engagement opportunities occur

Nillumbik Draft Neighbourhood Character

First Draft

Community Engagement 2

Input from [REDACTED], [REDACTED], [REDACTED]

The concept of Neighbourhood Character is an important one and I thank you for the opportunity to provide feedback and input. I also acknowledge that it must operate alongside other housing and other planning frameworks, although its significance must not be underestimated when striking a balance between competing frameworks in making decisions.

The following comments relate to the overall document

- The structure of the Neighbourhood Character Areas and their application across the Shire seem reasonable and well differentiated. In relation to the neighbourhood in which I live, I support the allocation of this address and its neighbourhood to Bush Residential 1 (BR1) and, in general, agree with the boundaries that have been defined.
- As a general observation, the document has too many 'shoulds' and not enough 'musts'. Use of the word 'guidelines' in 'Design Guidelines' leaves much scope for abuse and circumvention. The framework will be toothless and meaningless unless design standards espoused are monitored and enforced.
- The document should be explicit about the impact of sealing gravel roads and the consequences for neighbourhood character in BR1 areas. Weighing neighbourhood character against design and safety considerations should be a matter for an independent arbiter rather than being left to the judgement of engineers who are guided by precise mechanical 'standards' that often operate against the interests of neighbourhood character.
- The document makes no reference to street lighting or traffic calming as features of neighbourhood character. Light pollution and unnecessary street furniture have a negative impact on the preservation of neighbourhood character in BR1 areas.
- Council-owned 'nature strips' are commonly used for car parking or temporary storage of building materials, including mulch. This is inappropriate in BR1 neighbourhoods and should be reflected in the document, monitored, and enforced.
- Power companies must be respectful of native/indigenous species under powerlines located on 'nature strips' in BR1. Of course, safety (eg management of bushfire risk) is important but it must be balanced against the preservation of neighbourhood character. In recent years, the amount of clearance between the power lines and the tops of vegetation has increased significantly. Earlier this year, much vegetation was needlessly cut to ground level by the contractors employed by AusNet – going beyond the need to ensure safety. Council must play a stronger role in liaising with power companies, so they understand the importance of balancing the preservation of neighbourhood character with reasonable levels of safety.

The following comments relate to specific elements of BR1 areas.

- Lawns and non-native/non-indigenous plantings have no place in BR1. Avoiding such incompatible features must be a condition of planning permits for new properties and renovations. At the very least, this must be enforced on council-owned 'nature strips' in BR1

and steps must be taken to restore native/indigenous species where they have been removed or cleared.

- Apart from minimum compliance with bushfire management/mitigation, residents should be prevented from removing mature trees on the property that form an important part of the tree canopy. Remnant vegetation in BR1 should be preserved. For example, it is not appropriate to remove significant examples of remnant vegetation for the installation of swimming pools or tennis courts, unless council-approved efforts are made to ensure minimal removal and that any removal is appropriately offset by compatible replacement. While the 'Gardens and landscaping' design guideline makes reference to this, compliance must be monitored.
- I support the BR1 Design Guidelines specifying a density guide for significant indigenous and native canopy trees. However, I believe a density of one to every 50-100m² across the site could be strengthened for BR1 neighbourhoods. Perhaps one to every 30-60m² would more closely reflect align with a stand of remnant vegetation.
- The Design Guidelines for BR1 should apply more explicitly to the understorey, as well as the canopy. The meaning of 'understorey' in the Gardens and landscaping Design Guideline should be specified in the guidelines. Medium trees, shrubs and grasses form an important part of the ecosystem of the remnant vegetation, and this must be reflected in the preferred Neighbourhood Character statement.
- I support the BR1 Design Guidelines specifying a minimum amount of permeable surface on a property but would advocate for a higher figure – perhaps 50%.
- Where road sealing does occur, because it is the wish of more than 60% of residents in a street, it is essential that the colouring of road surfaces and drainage infrastructure (eg kerb & channel) are compatible with Preferred Neighbourhood Character. This must be reflected in the document.

Again, I thank you for the opportunity to contribute feedback on this important document.

10th October 2022

Nillumbik Neighbourhood Character Strategy

10 October 2022

@[REDACTED].com.au

Nillumbik Shire Council

Dear Sir/Madam,

I am writing to express my concerns about some aspects of Council's Neighbourhood Character Strategy, particularly those which will apply to the proposed Rural Residential 2 (RR2) area in Plenty.

The Purpose of the Strategy

The underlying purpose for the development of the strategy is unequivocally prescriptive:

'The identified character types and precincts will be used to develop preferred character objectives and design guidelines. Ultimately, a suite of planning controls will give effect to the preferred character statements and associated design guidelines, based on identified future character attributes and housing growth targets.'¹

The RR2 Design Guidelines² include inappropriate provisions, as per my comments (in red, italicised and indented) following each of those provisions listed below:

Building height and form

- New development should complement the 1-2 storey building height and larger building forms of existing dwellings.

If the reference to 'larger building forms' means that the building of smaller homes will be proscribed, it ignores the presence of many small (mainly older) homes in the area and is contrary to Council's Climate Action Commitments (see below).

- Articulate the front façades of buildings through the use of verandahs, balconies, windows, doorways and porch entries.

This seems to assume that houses should face the street—often a serious design fault that leads to poor thermal performance, and therefore contrary to Council's Climate Action Commitments (see below).

- Buildings should be designed to follow the topography of the land, and minimise the need for cut and fill throughout the site.

Cut and fill construction provides better bushfire protection by allowing for a lower house profile and easier use of concrete slab floors—discouraging the use of these floors is contrary to Council's Bushfire Provisions (see below). Building on levelled sites can also enhance bushfire risk mitigation by providing better defensible spaces. And slab floors can provide thermal mass for improved thermal efficiency, particularly when houses are sited to take advantage of the sun.

- Buildings should be designed to follow the contours of the site or step down the site.

Stepping houses down slopes probably means that they must incorporate stairs—making them less safe, particularly for the elderly and for those with mobility issues. Building down slopes also makes it harder to provide effective defensible spaces and makes access to the areas adjacent to the house more difficult for those with limited mobility.

¹ Draft Nillumbik Shire Neighbourhood Character Strategy, p 8

² Id., p 106

Siting and setbacks

- Buildings should be set back a minimum of 4m from both side boundaries to enable the planting of native trees and understorey planting.
Plantings of any kind close to houses should be discouraged due to bushfire risks (see below), and for other reasons. Planting anywhere near 4 metres from houses anywhere in RR2 is likely to adversely impact the areas of defensible spaces near the houses. In some cases it will be advantageous to allow building within 4 metres of a side boundary to achieve maximum solar efficiency or other advantage.

Garage storage and vehicle access

- Locate garages and carports behind the line of the front dwelling façade, ensuring that they are integrated with the design of the dwelling.
This seems to assume that houses will always be sited to face the road; which is often inefficient design. Siting garages and carports nearer the road is often advantageous as it minimises the length of the driveway and reduces the amount of paving. It reduces the amount of space wasted to driveways, and for those living on busy roads can provide a barrier to road noise.
- Minimise paving in front garden areas including driveways and cross overs.
This seems to be inconsistent with the Guideline above—often the best way to minimise paving will be to have the garages and carports nearer to the road.

Front Fencing

- Fencing should be set back from the front site boundary to allow for landscaping in front of the fence.
This provision raises serious questions about ongoing responsibilities for the upkeep of the landscaped areas 'in front of the fence', as Council has a very bad record for maintaining landscaped areas in front of properties.

Nillumbik Council's Climate Action Commitments

Council has 'committed to net zero energy emissions in its own operations by 2030 and to community net zero emissions by 2035.'³

Council asserts that it 'is committed to working actively and collaboratively to help address the climate change emergency.'⁴

Consistent with these commitments is Council's claim that it has 'increasingly focused on leading by example; advocacy around climate action; and providing our community with access to energy-efficiency advice, education and programs.'⁵

How can we reconcile these commitments with Guidelines apparently intended to prevent the building of smaller homes, to have all houses face the street (regardless of impacts on thermal efficiency) and to discourage the use of concrete slab floors?

Nillumbik Planning Scheme Bushfire Provisions

According to Planning Scheme paragraph 02.03-3 Council recognises that bushfire risk 'is a significant issue in the Shire' and seeks to:

- Avoid intensifying bushfire risk to people and property through poorly located, designed or managed use or development.
- Ensure development in rural areas mitigates potential fire risk.

Paragraph 13.02-1S (Bushfire planning) sets this objective:

'To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.'

³ Nillumbik Shire Council Advocacy Priorities 2022, p 42

⁴ Nillumbik Shire Council Climate Action Plan 2022-2032, p 4

⁵ Id., p 14

The same paragraph sets these strategies;

Protection of human life

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- ...
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

How can we reconcile these aims and strategies with the implementation of Guidelines which will discourage the use of slab floors and low-profile houses, make it more difficult to provide effective defensible spaces on level ground, and encourage the planting of ‘trees and understorey planting’ in areas which should be defensible spaces?

Conclusions

Prescribing Neighbourhood Character housing styles probably makes sense, and might succeed, in suburbs where there are few established styles of housing—it is not achievable in the RR2 precinct of Plenty.

Our RR2 area is already substantially developed and settled, with almost as many housing styles as there are houses. And the same diversity of styles applies to the gardens in our precinct.

Given that very few of our properties come close to compliance with the Preferred Character criteria or the proposed Design Guidelines, the expectation that our planners will be able to enforce the proposed ‘preferred character objectives and design guidelines’ at this late stage of our development is unrealistic.

The inconsistencies between the proposed Design Guidelines, and Council’s Climate Action Plan and its responsibilities to mitigate bushfire risks must make the planners’ enforcement task even more difficult.

Attempting to impose a uniform character on our neighbourhood by enforcing those Guidelines in their present form can only lead to confusion, conflict, delay, increased planning and building costs, and to litigation.

Our planning officers would be better employed if their efforts were directed to objectives consistent with existing Council policies—especially those policies related to vital issues such as Climate Action and bushfire risk mitigation. This change of direction would see less emphasis on how our houses look when viewed from the street, but much more emphasis on how much energy their construction and their ongoing use require; and more emphasis too on how effectively they mitigate bushfire risks.

Our community would be better served if our planners were concerned with function rather than fashion.

Yours faithfully,

██████████

Written submission to the Draft Neighbourhood Character Strategy October 2022



For my area the strategy document is proposing the **Garden Residential** zone. I would like to oppose this as I strongly feel that our area has been mis-assigned.

This submissions includes: General/Personal comments, Comments about the proposed Garden Residential zone and the strategy document, and a Proposal.

General/Personal comments

- I personally feel that you have written my area off and allow its current and new residents not to follow any brief on the Eltham character; the proposed character strategy will only worsen the feel of the place
- My area up until this strategy draft was regarded 'Bush Residential' area and it was one of the many reasons why I chose to live in Eltham
- By not showing ambitious objectives for the area you are contributing to deterioration of the Eltham character of the area. You as the council should do the opposite - maintain high expectations, educate and disseminate information to the new residents
- Based on the current hyper local character of some Eltham areas I can say that:
 - You are pretty much spot on with assigning some pockets to Garden Court, including Lyons Rise, Dandaloo Drive areas etc.
 - There are many pockets of Leanne Drive and Collabah Drive that are misassigned – they look more Garden Court (lots of oversized 80s and 90s houses with no Australian native vegetation and prominent concrete driveaways)
 - Diosma Court and Gum Hill Crescent (both in Bush Residential look more Garden Court)

Comments about the proposed Garden Residential zone and the strategy document

- You failed to provide a valid reason for making the change from Bush Residential to Garden Residential for my area
- It seems that Garden Residential is a 'neither here nor there' solution, providing no distinct character guidelines, wedged between 'Bush Residential 2' and 'Garden Court' due to lots of new uncontrolled development that happened in the past years

- As per Victorian zoning, both my area and Research area that are close to the Main Road are GRZ, but you marked my little area (from Main Road to Sheffield street) as the one that looks “less Eltham like” and gave it a new label ‘Garden Residential, without explaining the reason for this change

- Like any areas, my area has some inconsistencies – some properties will look ‘Garden Court’ some ‘Bush Residential - **I have attached screen shots to prove that much of the area I live leans towards ‘Bush Residential 2’**

- Victorian Guidelines for GRZ include 3 storey housing – I strongly oppose to including 3 storeys in the guidelines as Eltham resident

- In your document, I was able to identify one of the photos supporting the ‘Garden Residential’ character as the ■ Bridge Road complex, situated one block away from the busy corner of Bridge Street and Main Road – not only this is an ill representation of my are, but is really a representation of housing in the Main Activity Centre, but also you used an example of houses that was completed and sold in 2001 – NOT an example of contemporary style, in fact the set of buildings refer American architecture housing style

- Whilst you acknowledged that the area has a diverse mix if architectural styles, the guideline to refrain from mimicking older styles will only cheapen the look of the area and introduce unnecessary noise by allowing cookie cutter developments. On my street I have at least 3 Alistair Knox flat roof houses and multiple gabled roofs. This is the style that should be celebrated and increased throughout the area.



I highly recommend reading ‘After the Australian Ugliness’ to reflect on the meaning of the alleged ‘contemporary’ style.

- More detailed landscaping plan is needed – just because we have had subdivisions that you failed to oppose to, it doesn’t mean that my area doesn’t deserve an Eltham like bush feel; educate your residents about native species instead, help organise a local landcare group (there is none in the Eltham area) and consider planting days and giving away tube stock in collaboration with Edendale

- 1 meter setback for the house is not enough to allow for vegetation to create a green wall between a footpath and the house

- More details should be provided in the document about the needed separation between dwellings in the multi building project

- You specify that orientation of housing is meant to be parallel to the street but the existing buildings don’t reflect that rule, in fact most houses on my street have varying orientations and this is what makes the street feel like home and a community rather than a cookie cutter development

Proposal

Option A: *(preferred)*

Change the Garden Residential area into Bush Residential 2

Option B: *(if you for some reason need to keep this zone as a separate one)*

Rename the zone as Bush Residential 3

1. Scrap the 'contemporary architecture only' rule -
My area has a mix of housing from 50s, 60s through to 90s and 2000s, we have weatherboard houses as well as Alistair Knox flat roofed houses and mud bricks; by forbidding the new housing to mimic older architectural styles (with gabled roofs) you are contributing to the deterioration of the neighbourhood character; I have attached a good example of a new build on Sheffield Street which applies 60s and 70s style principals
2. Proposed landscaping rules for my area:
 - Retain existing indigenous and native canopy trees and understorey vegetation and replant wherever possible. **If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of native trees that will grow to a mature height similar to the mature height of the tree to be removed.**
 - Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate native species as identified in the Nillumbik Live Local Plant Local Guide.
 - Provide large canopy indigenous and/or native trees occurring at a density of one to **every 200m2 across the site.**
 - **Provide at least 20% of the site as permeable surface**
3. Scrap the orientation rule – this is unnecessary and detrimental to the houses' energy efficiency planning; houses should be oriented towards north, if the surrounding houses allow for that
4. Increase the front setback to 2-3 metres. This, together with more ambitious landscaping goals should allow for decent front gardens to maintain the bushy feel.

Other

- Consider making it easier for residents to landscape nature strips, scrap the fee and plan submission by providing a limited list of approved species instead
- Renshaw Drive reserve is the only bush reserve in the area – consider coming up with a landscaping plan for it and engaging the nearby habitants into caring for it

Photos



Stanley Street



Stanley Street and Helene Street



Helene Street – middle of the street



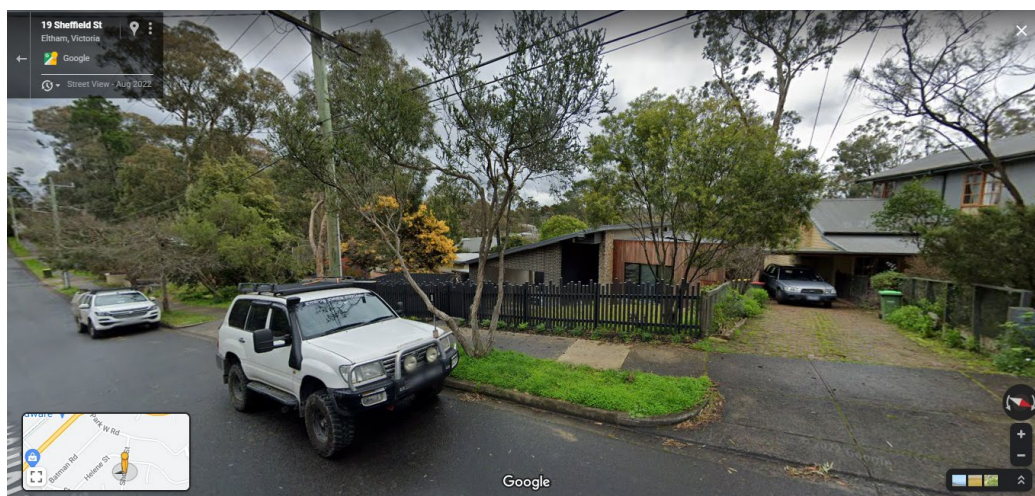
Helene Street – my area



Corner of Helene Street and Sheffield Street



Sheffield Street



Sheffield Street – a great example of a new build ‘mimicking’ an older architectural style, as you can see it follows the line of the slope and incorporates natural materials popular in the area – wood, brick and stone

Nillumbik Neighbourhood Character Strategy, August 2022 – Draft (NCSD)

Eltham Community Action Group Response

General Comments

As Eltham Community Action Group is primarily involved with the residential areas of Eltham and Eltham North, our comments, in the main, will be in relation to those areas. Some points however are more general and are applicable across many, if not all, localities within Nillumbik.

A picture says a thousand words!

The cover photo for this document, with its focus on the autumnal colours of exotic vegetation and manicured fenced properties, is inappropriate for the Nillumbik Shire Council Neighbourhood Character Strategy Draft (NCSD). It does not typify at least the majority of the localities within the study area ie Eltham, Eltham North, Hurstbridge, North Warrandyte, Panton Hill, Research, St Andrews, Wattle Glen. It would better suit the foothills of the Dandenongs.

The cover photo for both the next draft and for the final strategy document needs to more accurately typify the current Nillumbik Neighbourhood Character. It needs to include more native and indigenous vegetation and canopy trees. This applies to all images to be used in any proposed Neighbourhood Character documents.

- **Local Character and its importance**

Local character is distinctive. It influences the sense of belonging a person feels to that place, the way people respond to ambience, how it influences their mood, their emotional response, and the stories that come out of their relationship with that place. (NCSD page 13, What is Neighbourhood Character?)

This is extremely important to Nillumbik residents. The many different localities in Nillumbik have their own character but they also share a common theme. Residents come and remain in Eltham, and Nillumbik in general, because of the distinctive neighbourhood character, **one identified by indigenous canopy trees and vegetation, low profile housing and space.** It is imperative that these key features of the area be retained in any document regarding our neighbourhood character.

Statements from the NCSD reinforce this, for example:

The extensive coverage of canopy trees across Nillumbik Shire is highly valued by the community, and the retention and restoration of canopy trees is considered to be a high priority objective. (page 28)

Over- development was cited as a concern for residents in Nillumbik Shire. (page 29)

The most valued character attributes were: 96% vegetation, 74% topography, 72% setbacks, 72% views. (page 32)

- **What do people value? How can neighbourhood character be improved?**

The points in the table below are critical and must form the basis of the NCS. The use of 'respect' and 'prioritise' and their understood meanings however require scrutiny. Are they strong and precise enough to protect the character preferred by residents?

	What do people value?	How can neighbourhood character be improved?
Eltham	<ul style="list-style-type: none"> • vegetation, trees, canopy trees • the views • topography (hills and waterways) • larger setbacks and blocks • low heights • older and diverse housing types (including mud brick) • use of natural building materials • rural style paths/ roads • rural, country, township feel 	<ul style="list-style-type: none"> • protect trees, canopy trees, corridors and vegetation • new developments to include new vegetation and gardens • development to respect current architecture/ green leafy character • integrate homes into the landscape and use natural materials • retain low or no fencing • minimise subdivisions • keep larger blocks and setbacks • prioritise low rise/ single storey and low density
Eltham North	<ul style="list-style-type: none"> • vegetation, trees, canopy trees • topography (hills) • larger setbacks and blocks • the views • low heights and single dwellings • older and diverse housing types (including mud brick, wood, stone) • use of natural building materials • minimal fencing • rural, country, township feel 	<ul style="list-style-type: none"> • protect trees, canopy trees, large gardens and habitat • new developments to include new vegetation and trees • integrate development into surrounding landscape • limit subdivisions • keep larger blocks and setbacks • prioritise low rise/ single storey and low density

- **Key Issues and Threats (pages 36-45)**

All of these issues and threats are of concern to the neighbourhood character of Eltham and Eltham North, perhaps the statement 'Contemporary Infill' with all its accompanying issues being one of the major concerns.

'Inconsistent Colours and Materials' is another major issue. The colour palette of earthy tones makes an enormous difference to the way in which infill development fits in with the neighbourhood character. The Hampton's style 'look at me' colour scheme is designed **not** to blend with the landscape or the local character. It is making a deliberate statement which is at odds with the local character. There are many shades and tones of earthy colours and combinations of materials so dwellings can reflect the neighbourhood character without being identical. On the contrary, the 'contemporary' Hampton colour palette of pale grey and white is far more restrictive.

The suggested 'Implications for Guidelines' regarding all of these threats is positive, but the wording for action is weak eg identify, should, consider, encourage, discourage, reflect. All should be strengthened to give stronger emphasis.

This is a common thread throughout the document.

- **Housing Strategy and Neighbourhood Character Strategy**

*'Planning Practice Note 90 highlights the interrelationship between a Housing Strategy and Neighbourhood Character Strategy. It introduced the concepts of minimal, incremental and substantial change areas, when planning for housing change. **The identification of character types and precincts in this Neighbourhood Character Strategy will also inform and guide the location of likely housing change areas.**' (page 26, NCSD)*

'Key points relevant to this Strategy (ie Practice Note 90 re Planning for Housing) include: Respecting character does not mean preventing change. In simple terms, respect for the character of a neighbourhood means that development should be designed in response to its context.' (page 27 NCSD)

- This highlights how important it is that this Neighbourhood Character Strategy states, clearly and strongly, the existing and preferred character attributes of our localities.
- It also highlights the need for unambiguous language, where definitions of words such as 'respond' and 'respect' are clearly understood.

- **What is preferred Neighbourhood Character?**

'Where the existing neighbourhood character is the preferred neighbourhood character, it is important to identify the existing features and characteristics of the area to be respected.

A preferred neighbourhood character statement can articulate the valued features and characteristics of an area to be respected by new development. There is no prescribed format for a preferred neighbourhood character statement. Its form will depend on several factors including the features and characteristics of an area or municipality, the housing outcomes sought, and the views of the local community.

It is important that preferred neighbourhood character statements are 'forward-looking' so that if an area is identified for increased housing growth, the growth is not undermined by neighbourhood character policies that seek to maintain the existing neighbourhood character. (page 52 NCSD).

In relation to the above statements from the NCSD we make the following comments.

It is stated on page 52 that the existing character **can** be the preferred character.

The **preferred** character attributes given by residents in the earlier survey and in past discussions with Council are also the attributes of the **existing** neighbourhood character, minus the negative changes caused by the threats and issues highlighted in this draft.

Again this is a common thread throughout the document.

NB As discussed later in this submission, ECAG queries the basis for claiming that residents' preferred character involves more than two storey dwellings in the residential precincts covered in this study.

- **Are there already areas designated for housing growth?**

It is important that preferred neighbourhood character statements are 'forward-looking' so that if an area is identified for increased housing growth, the growth is not undermined by neighbourhood character policies that seek to maintain the existing neighbourhood character. (page 52 NCSD).

ECAG challenges the above paragraph.

There needs to be more clarity around what is meant by 'identified for increased housing growth.'

ECAG understood that the Neighbourhood Character Strategy was to proceed the Housing Strategy and, that when the Housing Strategy was aborted three years ago, it was partly so that a Neighbourhood Character Strategy could proceed and inform a Housing Strategy.

- Are any areas outside the Activity Centre Zone identified for future housing growth?
- If so are they precincts covered in this strategy?
- Is what is being referred to the general statements regarding a) proximity to transport, and b) that the Eltham and Diamond Creek activity centres are appropriate areas for future housing growth?

Surely it would be more 'forward looking' if neighbourhood character was used to help guide which areas are identified for future housing growth.

It would be preferable for particular precinct types, that would be considered appropriate for larger scale developments such as aged care facilities, to be nominated in the strategy and local policy.

- **Weight in the Planning Scheme**

Clause 55 invokes ResCode which as stated in the strategy will always be given greater weight than local policy or other overlays.

While the relevant neighbourhood character objectives were outlined within local policy at Clause 22.12 (now 15.01-5L), greater weight was placed on the objectives of Clause 55. This highlights that in the case of achieving neighbourhood character objectives, it is important

that they are implemented by utilising Clause 55 variations within the zone schedule, or through overlays such as an SLO to ensure that they are given appropriate statutory weighting. (page 46 NCSD)

It is therefore an imperative that Council commit to including schedules to the zone to vary ResCode as suggested in p.53 of NCSD.

*In alignment with Planning Practice Note 91, the Preferred Character Statement directly informs the five design objectives per character area, which ~~can~~ **will** be specified in a schedule to a residential zone to implement the preferred neighbourhood character.*

However the wording needs to be strengthened as shown below.

*Effective design guidelines ~~should~~ **will** be used as a basis for Council planners when assessing planning applications. Design guidelines that are to be translated into a zone schedule, to vary ResCode standards, ~~should~~ **will** be enhanced by including specific details of the schedule changes (i.e. permeability, site coverage, front and side setbacks).*

The recommendations regarding Design Guidelines and other considerations in the chapter, Key Issues and Threats, to help alleviate the identified threats are positive and to be commended.

However as stated they will lack the necessary statutory weight unless they are enshrined into the schedule to the Zone that varies ResCode for the relevant precincts. The schedule should be designed to limit the subdivision of lots, maintain view lines, retain the natural topology, comply with set height levels, materials and colour palette and setbacks and make it much harder to remove vegetation.

- **Language/terminology should be 'tighter' and more prescriptive**

As stated before the draft NCSD is full of words that are either open to interpretation, may have 'planning speak' meaning of which the lay person is unaware, or are not specific enough in giving definitive statements and guidelines that can be followed through without ambiguity .

Examples of these words are: predominantly, should, can, consistent, complement, reflect, respect, positively respond to. The use of these words should be clarified and tightened.

The Guidelines need to be more specific and definitive. Not 'Buildings **should** be set back...' but 'Buildings **will** be set back...'.

Figures need to be given for at least minimum heights, setbacks etc.

Language should be tightened throughout and words such as 'predominantly' clarified.

When would there be too many 3 and 4 storey buildings if this word, 'predominantly' is not made clear?

Language such as respond to, complement, respect, also need clarification and tightening.

Ambiguity and lack of clarity in the Strategy could result in the inclusion in the Schedules to the Zones of definitive and/or even more vague statements than intended or desired.

- **Specific Precincts**

The following comments apply to Bush Residential 1, Bush Residential 2, Garden Court 1, Garden Court 2, Garden Residential, as they are the precincts found in Eltham and Eltham North.

- **‘Predominantly’ and Preferred Character Statements, Neighbourhood Character Objectives and Design Guidelines**

Apart from Garden Residential where the preferred statement contains ‘reflects the low scale dwellings’ the preferred character for all precincts claims to be for ‘predominantly 1-2 storey dwellings.’

What is the justification for these claims?

We assume the preferred character statements come from residents’ replies to the May 2022 survey.

It is extremely unlikely that the majority of Eltham residents, from Eltham South to Eltham North, said their preference was for some dwellings of more than two storeys in their street.

Was this the result of a Tick the Box question and if so what were the options?

The identical statement throughout all precincts leads one to believe that ‘predominantly 1-2 storeys’ may have been the lowest category available in a question, or that the question applied to Eltham in general (including the Activity Centre Zone), or that the statement was extrapolated from Tick the Box replies to a series of questions. The Eltham Activity Centre which has higher limits is not included in this study.

Eltham Community Action Group expressed concern over this potential outcome in the May 2022 Survey Response.

‘As these categories are broad and to tick a box, or not, can give an incorrect impression, ECAG has not completed that part of the survey.’

The Neighbourhood Character Objectives (NCSD) for all precincts repeat and reinforce this claimed preference: *‘to ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings..’*

The Design Guidelines for each of the precincts continues the theme: *‘New development should complement the 1-2 storey building height..’*

What does 'complement' mean? What does 'reflect' mean? Do they allow for more than 2 storeys?

What does 'predominant' mean in the context of this strategy?

How would VCAT interpret these words? What would be considered 'predominant'? Would nine three storey houses in a street of 20 be considered appropriate?

We query the validity of claiming residents' preferred character for Eltham includes higher than 2 storey dwellings in precincts covered by this study.

To prevent a proliferation of such over two storey buildings there needs to be clear policy involving generous setbacks, space between buildings to grow substantial vegetation and policy preventing overshadowing of vegetated areas that would prevent survival of valued species.

- **Colour palette and materials**

Apart from Bush Residential 1 there is no mention of a colour palette in the Character Description of other precincts. This needs to be remedied. Earthy tones are an important aspect of all precincts. 'Muted tones and colours', included in BR1 Character Description is vague. What are muted tones? Could they be soft, greyed pinks, blues, yellows? The current term 'Earthy tone and colours' has been effective and needs to be restated in the draft document.

Preferred Character statements, Objectives and Guidelines for all precincts other than Bush Residential 1 make no mention of earthy colours. If they refer to colours and materials it is in vague terms: 'consistent materials', 'existing neutral colour palette', 'muted colour palette'. What do/could they mean? 'Earthy tones/colours' needs to be included.

- **Setbacks**

There is no mention at all of **rear setbacks**. These are just as important as side setbacks in allowing for canopy planting and other vegetation to green our neighbourhood and contribute to the mitigation of the effects of climate change on the urban environment. A rear setback is also equally important in respecting the amenity of adjoining neighbours. Rear setbacks need to be included and at least specific measurements stated. **Front setbacks** must be included and at least, minimum specific measurements stated.

With some precincts showing only a minimum of 1, 2 or 3 metres side setback from one boundary with the other boundary having no minimum setback and possibly containing vehicle accessway, a rear setback would be the only area where canopy trees and any substantial vegetation could be sustained.

- **If more than one dwelling per site...**

'If more than one dwelling is proposed, provide sufficient separation between each dwelling to allow for the planting of...' This statement, included in the guidelines for each precinct,

needs to be more prescriptive. Indigenous and or native should be specified for all areas. A more specific width of separation needs to be included as a separation where medium trees or any canopy tree could be planted but would not survive between two storey high walls is of little use in achieving the desired outcome.

With the focus on Climate Change and the importance of greening the suburbs and its effect on biodiversity, energy bills, mental and physical health, it is imperative that Nillumbik, already starting from a positive base in this area, does not lose ground.

- **Accuracy of Character Descriptions**

In order to correctly place streets/locations in a particular precinct, and therefore determine their preferred and future character, the details need to be accurate.

In Garden Residential this is not the case. The Character Description claims that 'streets have a wide cross section which are complemented with paved footpaths on both sides of the street and kerb and channel throughout.' This is inaccurate. A considerable portion of GR has **narrow** roadways and **no** footpaths, paved or otherwise. York St, John St, Franklin St and Napoleon St (ie every second street between the ACZ and Eltham Primary School) are narrow and have no footpaths.

The properties on Metery Rd and Mt Pleasant Rd between Eltham Primary School and the Shell service station are very heavily vegetated with numerous extremely large eucalypts. Their style and presentation to the street makes them a better fit for Bush Residential 1 or 2 than the Garden Residential precinct in which they have been placed.

The properties in the triangle of Dalton, Metery and Mt Pleasant should also be in Bush Residential 2. The northern side of Dalton is in BG2 and the southern side of Mt Pleasant is also BG. The properties on the western side of Metery as mentioned above would be better placed in BG2, so this small triangle should also be BG2.

The whole document needs to be carefully checked as other precincts, about which ECAG is not as familiar, may also contain inaccuracies.

- The importance of an accurate, precise and meaningful Nillumbik Neighbourhood Character Strategy cannot be underestimated.

The pressure to construct more housing in Victoria is obvious. However new housing development in established areas should not parody or ape the styles that are suitable to greenfield development. In-fill housing styles should complement the existing neighbourhood, not overwhelm an existing community. In housing styles or fashions, changes should consider and be respectful of existing values, for example the importance to Nillumbik of canopy trees and the space for them to grow.

Melbourne as a whole will continue to benefit from having diverse localities and neighbourhoods, such as Nillumbik and Eltham.

Neighbourhood Character Strategy Feedback October 2022**The Neighbourhood Character Objectives - Bush Residential 2**

1. To ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings with varied architectural style including simple building forms and low-pitched roofs with prominent eaves.

Feedback -

Our area is made up of mainly single storey or split level dwellings that are designed to blend into the bush and the local topography. Dwellings greater than 2 storey do not fit with the current neighbourhood character. The statement used in the draft does not rule out there already being 3 storey dwellings in the local area.

The wording used in this neighbourhood character strategy needs to be strong enough to protect our neighbourhood character when development plans are objected to by Nillumbik councillors and reach VCAT. Without strengthening, our neighbourhood character will continue to be eroded.

Zig-zag Road and Artist Hill are both within the Bush Residential 2 character areas but have no footpaths, and have the character of Bush Residential 1.

Siting and setbacks - Buildings should be set back a minimum of 4 metres from one side boundary to enable the planting of indigenous and native trees and understory planting.

Feedback -

There is no mention of setback from the road. Road setback to be equal to or greater than that of existing dwellings in the area.

Siting and setbacks - if more than 1 dwelling is proposed, provide sufficient separation between each dwelling to allow for planting of medium indigenous/native trees and under storey vegetation.

Feedback -

The distance between existing and planned dwellings should take into account the bushfire risk to the area.

Many parts of Nillumbik have been highlighted as an extremely high bushfire risk after the fires of 2009, such as Eltham and Warrandyte, with that risk set to worsen significantly with continued changes to our climate. A clear and very present danger for our local communities is the risk of large-scale life and property loss from house to house ignition, known as urban conflagration.

This type of fire razes whole townships in a domino effect. Embers ignite one home, and the burning home ignites any other home within 10 metres of it. This type of fire was responsible for the loss of houses and life in Marysville in 2009. This type of fire also ignited one home per minute in the 2018 Californian Camp Fire, that killed 91 people and destroyed 18,800 buildings. The US has a mandatory evacuation policy and its highway infrastructure can quickly evacuate people, yet lives were still lost. A fire of this type would be catastrophic in Nillumbik, like it was in Marysville, with limited evacuation routes - only two river crossings that are congested on a normal day, and a large number of houses that are not built to more recent bushfire standards.

Council planners need to take these risks seriously, as our changing climate will make these fire events more common. Bigger and more powerful storms with dry lightning strikes, along with stronger winds, will make parts of Nillumbik very dangerous in hot and dry conditions. The lack of government funding on preventative bushfire measures for older houses, means that at a planning level, any development needs to take into account the negative impacts of continued subdivision in an already at risk community.

I would like to see the risks of urban conflagration in our local area addressed by Nillumbik Council, with planning policy's and procedures amended to reduce the current risks. New developments should not be allowed within 10 metres of any existing dwellings unless both the

new and old dwellings are built to the highest bushfire standards. The risks are too great for our community members if current planning practices don't change.

Gardens and landscaping - Provide large indigenous and native canopy trees occurring at a density of one to every 100m² across the site.

Feedback -

Putting these guidelines into place will not protect and enhance our neighbourhood character when state government rules allow for trees that are within 10 metres of a dwelling to be removed. How is this guidance enforceable? It's an easy sidestep for developers to put in a tiny tree to say "there it is" – yet council plants hundreds, sometimes far closer together than is recommended, when they vegetate areas because they allow for attrition. If developers are instructed to plant one (or a number of trees, what happens if they die or are removed after sign off? Are the developers held accountable?

Gardens and landscaping - The site area covered by buildings should not exceed 40 per cent.

Feedback - This seems like a loose statement. It should not exceed 40 per cent but it could?

I would like to draw council's attention to the Nillumbik Housing Strategy, which is available from the Council Website, specifically Clause 22.01 which deals with the Medium Density Housing Policy.

This policy provides guidance on the location, design and siting of medium density housing. It directs such development to sites within 400m of all of the following:

- A public transport scheduled stop
- A public open space
- Community facilities
- Commercial centres

The policy notes that Eltham, Diamond Creek and Hurstbridge centres provide all of these.

At present, council planners are approving subdivisions that do not meet the councils own policy on Medium Density Housing. This was the case with █ Kirwin Avenue, Eltham. A decision to refuse to grant a permit for this planning application only occurred after local residents contacted their Nillumbik councillors, and the councillors decided to refuse the proposal when more than 25 objections to the development were raised. Unfortunately this case is now off to VCAT, and the VCAT process usually takes more notice of the council planners decisions rather than that of the elected councillors over ruling of a planning decision. Why didn't the council planners use the Medium Density Housing Policy to refuse the development in the first place. Are our council planners not aware of the policy's and/or procedures that are in currently in place? Why aren't we employing local people at council who know more about our policies?

SUBMISSION

RECOMMENDATIONS

It is recommended that the neighbourhood character strategy be developed around VCAT decisions which the Nillumbik council lost and around the surveys of the Nillumbik population. The surveys highlighted a number of points, but mainly two stood out vegetation amenity and the loss and the developmental pressures which include higher density housing and further development.

This strategy has attempted to deal with these matters but it is very similar to the last strategy and fails to put in place meaningful action to deal with this.

Bush Residential One

In general, the strategy has provided a good response.

I have concerns with one boundary being 4 metres for a setback, but other boundaries could be without any setbacks. Additionally, if a neighbouring property was to be developed connecting a previous development it could be possible for both boundaries to have no setbacks. There are no rules regarding boundary setbacks.

Bush Residential Two

The statements are not strong enough. For example “Reflects” is a poor word and may be replaced with ‘conforms’ or another stronger verb.

Moreover, too much leeway is provided regarding allowing buildings to be developed ahead of trees. Developments should fit-in with current canopy and if it cannot be achieved, then they should be either downsized or not allowed. Offsets must be provided on the site, means canopy could all go on one location on the site. Tree removal should only occur if the vegetation is in poor health.

Also, as stated, in the previous character precinct setbacks have not been explained nor stated in an all round property setback.

Garden Court 1

What is meant by when more than one dwelling is proposed provide sufficient separation between each dwelling to allow for the planting of canopy trees, and other native vegetation? What is sufficient? And what are canopy trees? Clear guidelines should be stated.

The objectives state, ‘provide spacious front garden setbacks’, but the design responses have nothing regarding this point. A clear point should be made to make garden setbacks with canopy trees a feature of the area.

The setbacks around buildings are not enough, and will be an issue when a neighboring development also has setbacks which could correspond with current setbacks of only one metre. Clear guidelines regarding setbacks need to be put in place.

Garden Court 2

Objective 3 in the preferred character statements is poorly written.

For Example: 'to ensure new development does not dominate the streetscape but minimises the dominance of car parking access and structures instead'.

This statement needs to be clarified. Instead what could be written:

'New Development and car parking access should not be seen to dominate the site when seen from the front streetscape'.

Setbacks around the site again have not been clarified with only one boundary having a 3 metre setback.

Why in the design statements does it allow for two statements regarding amount of dwellings?

In one, it states multi dwellings joined together and in another if more than one is proposed separation must occur for canopy trees. Only one statement is needed and that should be separation for canopy trees with clear guidelines what the spatial requirement should be, and how many and clearly define what is a canopy tree.

Remnant vegetation (if native) in good health should stay on the site and the buildings should be built around the vegetation, unless the vegetation is in poor health. Replanting should occur to hide buildings as close as possible to where existing trees in poor health were removed.

Garages should be positioned behind buildings. Clear guidelines must be put in place regarding garages and where trees are to go as canopy trees are to be planted in the space between dwellings. There needs to be space for both, and trees must take a greater precedence to hide the buildings.

Garden Court 3

The first point of the objectives comments "to ensure new development reflects the preferred built form" Reflects is a waffley word which suggests that new development may, in parts, look like the characteristics of the area. A stronger word should be used instead to ensure the built form is in common with local housing and the way development has occurred which has been low to medium housing types. Medium scale dwellings should be shown in diagrams and pictures.

Objective point 3 like the last precinct needs to be clarified with the same statement for Garden Court 1. "New Development and car parking access should not be seen to dominate the site when seen from the front streetscape".

The last objective states that there should be views to front garden areas which flow to the public realm. Views to front garden areas is fine, but the second statement needs to change. It is unclear what this means. Perhaps this instead “Low front fences must be provided to allow spacious garden areas to be viewed from the public realm”

Within the siting and setbacks the same problems exist as within Garden Court 2 concerning the use of only one setback being demanded instead of overall setbacks. Additionally, there are two different statements concerning multi dwellings and more than one dwelling being proposed. Multi-dwellings does not need to be present as a design point.

Furthermore, the separation between dwellings must take precedence when a garage is also at the back of a dwelling as stated, “the dwelling space between dwellings after the garage at rear of dwellings” and is development after this? it needs to be as garages are part of dwellings. Thus what is sufficient separation between each dwelling to allow for planting of canopy trees and what canopy trees are to be planted? Points need to be clearly emphasised.

Retain Remnant Vegetation where possible, should instead state” ensure development fits in with remnant vegetation and remnant vegetation can only be removed for health reasons, trees and shrubs planting should occur in areas as close as possible to where vegetation was removed and provided throughout the site to ensure good site coverage.

Garden Court 3

Objective one, states the words positively responds. This is a poor use of language, positively responds to preferred building materials and styles, of which can mean many different building forms. It is a subjectively broad statement and requires a narrower focus.

The second point, uses the word encourage planting, suggesting that planting does not have to occur. Instead, it should read planting must be provided for planting of native and indigenous shrubs and canopy trees throughout the private realm to ensure housing is not easily seen on the site.

Should be changed to must in the Design Response statements.

Setbacks like other Garden Court Precincts need to be around all areas of the dwelling boundaries and not just one.

Should needs to be changed to must.

Multi-dwellings and continued blocks of dwellings need to be omitted with only the statement “separation between dwellings if more than one provided”.

Paths must be integrated with driveways and should be replaced with must

Vegetation should be retained on site and dwellings built around the vegetation and if removal occurs for health reasons, vegetation will be planted as close as possible to existing lost vegetation.

There needs to be clarification of what is a canopy tree and how many should be planted on site.

Again, garages are a part of dwellings and clarification of separation between dwellings for planting must be stated. How much space and amount of trees taking into account roots and tree spread.

Garden Residential

The use of the word 'encourage' is used again and is not a message which is precise. More space is needed but is not a necessity. To strengthen the garden setting of dwellings, not sure what this means? A better statement would be "The private realm must provide space for increased indigenous and native vegetation planting and canopy trees to allow dwellings to not be a dominant feature of the garden setting and to be hidden when viewed from the public realm".

Objective 4 is unclear. New development should not dominate the streetscape, meaning from the street it should not look large? Due to this car parking access points should be reduced in size and structures (garages will also be smaller?). This statement needs to be rewritten. "New development when viewed from the street must not be seen as a dominate feature of the landscape with car parking access and buildings nestled into the landscape, canopy trees and native vegetation of the site".

The building height and form response statement where eaves are not provided should be removed as it should be a requirement that eaves are provided for all new developments as other shading techniques may be easier to remove. Eaves must be constructed in all new developments due to future heatwaves becoming more frequent.

Change the use of the word 'multi' to where there is more than one dwelling proposed. This point needs to be explained in more detail.

All native or indigenous trees should be retained ahead of buildings and when not due to health of tree, replacement plantings should occur as close as possible to vegetation removed.

Ensure that space between dwellings is provided and garages that are hidden behind dwellings are integrated with buildings and a numerical amount for space for canopy vegetation is stated.

'Limit the width of vehicle crossoffs, limit them to what? To the minimum size in the scheme'?

Within this precinct two areas need to be reviewed. The area bordering Sheffield Street in Eltham and the area between Mount Pleasant Road and Dalton Street and behind the Dalton Street School and Mount Pleasant Road. Both areas should be included in Bush Residential. Also Napeoleon Street in Eltham is lined with a significant vegetation as well.

Rural Residential 1

The fourth objective requires clarity.

Rural Residential 2

The fourth objective needs to be re-written.

The Neighbourhood character objectives and responses require some revision. They need to be written with stronger verbs to clearly ensure that vegetation removal and block coverage from dwellings is minimized and land coverage includes a generous spread of trees and shrubs. The focus of the study should be on the future, Large canopy trees need to be retained for carbon sinks and greater numbers of trees planted to act as additional future carbon sinks. I see too many blocks waiting for units totally cleared of vegetation and owners using the land to put as many dwellings as possible on them. Enough is enough, we need our vegetation protected.

Eaves must be provided in the design of all new homes to cool homes as temperatures increase. Perhaps a design response should involve homes being positioned to in ways to gain warmth and sunlight.

The character of Eltham has seen developments such as 28 to 34 Livingstone Road being developed which is not in character with the area. Livingstone Road which is not near a public transport hub has become a street full of additional dwellings with trees being removed. Other streets in Eltham the same,. Batman Road, Railway Parade, Henry, Taylor, Luck and Arthur are other examples. Once trees are gone the character goes as well. The council needs to change this greedy approach.

[REDACTED]

There are too many words which allow decision makers to interpret actions sought in various ways. Such words include encourage, sufficient, predominately, often,

Submission to Draft Neighbourhood Character Strategy, Nillumbik Council



Thank you for the opportunity to comment on the draft Neighbourhood Character Strategy being developed by Nillumbik Council.

As a long-term resident of Eltham, and having raised my family here, I have a strong identification with Eltham. I was attracted to live here because of the semi-urban, semi-rural nature of Eltham as it was 35 years ago, with its amenities, being close to the city, yet affording a heavily treed and bushy landscape. I was familiar with these environs, having been brought up in Warrandyte.

During my time here I have of course seen many changes, particularly in the residential areas, many of them by no means welcome. I have seen a steady diminution of the tree canopy as large blocks have been subdivided into dual occupancy over the 1980's through to the early 2000's, then built on with multiple dwellings where one existed previously. This development has come with reduced area for plantings, decreased front, back and side setbacks, reduced retention of trees and increased impermeable ground surfaces. Often the buildings themselves are out of neighbourhood character, big and boxy and out of sympathy with the topography of the land.

I am pleased to see that Eltham Council has responded to the need to preserve what pleasing environment we have left in Eltham by developing a neighbourhood character strategy, in which "neighbourhood character" is defined. I note that there is an extensive list of neighbourhood characteristics that have been identified and considered. I also note that there is a section on key issues and threats which goes into these issues and threats in detail. I agree with many of the points raised, and I am only sorry that it has taken so long to see that something needed to be done on a municipal level. A lot of damage has been done, and we need to protect what we have left.

It is my hope that now we have a strategy that is well on the way to being developed on paper, the Shire is able to implement it with rigour before more unsuitable development destroys neighbourhood character entirely. Please can we have no more "cut and fill" responses to topography, and please can we protect the tree canopy that remains.

There are impediments to the implementations of the Nillumbik planning scheme and its amendments, not the least of which is VCAT, which can override Council decisions and work in favour of developers who don't consider "neighbourhood character" and endorse the very aspects of development that run counter to people's fulfillment and satisfaction with their living environment. I would like to see Council advocate vigorously to the State Government to reconsider those aspects of the state planning scheme that override the decisions Council makes in favour of opposition to unsuitable development.

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Determinants of neighbourhood character
Date: Monday, 26 September 2022 8:41:19 PM

- > I have lived in Eltham for 64 years.
- >
- > The iconic character was created because :-
- > we were poor.
- > So we made and built in mud bricks from the ideal subsoil medium at our feet.
- > The surrounds were mainly the scrubby indigenous bush that we left alone.
- > The single rail line nurtured the small local community that lived and worked here, locally employed or artist/potters, painters, poets, writers, musicians,
- > landscape gardeners, jewellers, furniture makers, print makers, spinners,
- > dyers, knitters, weavers, muddies, builders and more.
- > The Council was non interventionist.
- >
- > This character was emasculated by the Urban Growth Boundary 1904 (?)
- > which fractured this once intact Green Wedge into two.
- > 90% of the population would now be crammed into 10% of the area, while
- > 10% would live on 90% of the land. The verdant southern part of the green wedge separating the neighbouring urban areas was gone, vanished,
- > now to be filled with buildings, bitumen and traffic.
- > Up to 3000 extra people must be accepted each year.
- >
- > A population policy would enable Nillumbik to circumvent this abomination,
- > the ultimate destroyer of what little is left of our neighbourhood character.
- > A zero population policy would also acknowledge Australia is the oldest,
- > most sterile continent with the most irregular climate, caused by the
- > El Niño Southern Oscillation and the collision of our northward drifting basal plate, which is forcing the New Guinea Highlands ever higher, hindering monsoon rains.
- > Australia can never support a large population. 60,000 aborigines
- > could survive only because they were nomadic and moved to the food source.
- >
- > The duplication of the rail line means residents can now live in Eltham
- > and work in the city. Large numbers in the 'green wedge' commute
- > to managerial jobs elsewhere.
- > Perhaps only a vocal minority cares about neighbourhood character in such a dormitory suburb of the Melbourne metropolitan area.
- >
- > Abolish the Urban Growth Boundary. Create and impose a Population Policy
- > that evidences Zero Population Growth. This could help restore the
- > Eltham Ethos to the original intention of a single, intact, Green Wedge,
- > whereby a variable and natural neighbourhood character would be infinitely possible.
- >
- > Sincerely, [REDACTED]

From: [REDACTED]
To: [Strategic Planning](#)
Subject: Neighbourhood Character Strategy
Date: Friday, 7 October 2022 3:21:13 PM

Hi Strategic Planning,
I hope all are well in the team.

Having looked over the NCS I would like to make some brief ,general comment.
I would be concerned if the NCS locks in conditions that may be considered less sustainable in the longer term such as:

- Establishing planning conditions that reduce the capacity of residents to take future climate action - carbon emissions reduction activities
 - o Renewable energy generation/ storage, electric vehicles & charging, increased active transport capacity in residential areas, onsite treatment of organic wastes (compost/ worm farms/ mulch), water harvesting for use/ reuse etc
- designs that have inherently poor thermal performance and require increased energy to heat and or cool
 - o including cathedral ceilings (difficult to heat), poorly oriented windows (solar heat gain in summer or losses in winter), dark roofs (Heat gain and increased local heat island effects),
 - o orientation non-conducive to rooftop solar generation
- requirement to establish high canopy or evergreen plantings near buildings that may reduce capacity for rooftop solar generation or winter solar gain for passive heating and lighting
- guidelines that reduce or prevent the capacity of residents to establish food plants and edible gardens (e.g. where natives are specified)

I hope the strategy can be considered with a climate lens to support residential emissions reduction activities and adapting their homes to a changed climate.

Kind regards and all the best

[REDACTED]

[REDACTED]



Nillumbik Shire Council
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We

acknowledge the Wurundjeri Woi-wurrung people as the Traditional Owners of the Country on which Nillumbik is located, we pay our respects to Elders past, present and future, and extend that respect to all First Nations People. We respect the enduring strength of the Wurundjeri Woi-wurrung and acknowledge that sovereignty was never ceded.

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From: [REDACTED]
To: [Strategic Planning](#)
Subject: SUBMISSION ON THE DRAFT NEIGHBOURHOOD CHARACTER STRATEGY
Date: Monday, 10 October 2022 10:21:37 AM
Attachments: [SUBMISSION TO NILLUMBIK SHIRE COUNCIL ON THE DRAFT NEIGHBOURHOOD CHARACTER STRATEGY.docx](#)

Dear Sirs

Please see my attached submission relating to Council's Draft Neighbourhood Character Strategy.

Regards

[REDACTED]

**SUBMISSION TO NILLUMBIK SHIRE COUNCIL ON THE DRAFT NEIGHBOURHOOD CHARACTER
STRATEGY**

To: Nillumbik Shire Council (*Attention:* Strategic Planning)

By email: strategic.planning@nillumbik.vic.gov.au

DETAILS OF SUBMITTER:

Name: [REDACTED]

Contact details:

- *Postal address* [REDACTED]

- *Email address* [REDACTED]

SUBMISSION

Whilst I completely understand that Council wishes to simplify and update its current Precinct Guidelines by introducing new Preferred Character Statements (**New Statements**), Neighbourhood Character Objectives (**New Objectives**) and Design Guidelines (**New Guidelines**), I submit that it is important to ensure that all of these are:

- sufficiently clear to enable applicants for planning permits to understand exactly what Council's requirements are; and
- sufficiently precise to ensure that they will be upheld if subjected to an application for review at the Victorian Civil and Administrative Tribunal (**VCAT**).

With this in mind I have made the comments set out below in relation to the Woodridge Estate, where I live, with reference to the current controls that apply to the Estate, namely those in Bush Garden Neighbourhood Character Precinct 1 (**BG1**), and their proposed replacement with the Neighbourhood Character Area of Bush Residential 2 (**BR2**).

SUMMARY OF MAIN POINTS OF SUBMISSION

1. The wording of the provisions in BR2 that aim to control the colour palette are lacking in precision. This could lead to a complete change in the colour palette that currently prevails in the Woodridge Estate, resulting in the use of colours that do not blend in with the natural environment and native vegetation. For further details and suggested changes to the proposed wording see below under 1. **Colour palette**.
2. It is unclear whether building heights exceeding 2 storeys could be permitted in the Woodridge Estate despite previous indications that Council recognises the unique characteristics of the Estate that mainly result in houses being hidden under the tree canopy. For further comments on this issue see 2. **Building Height** below.
3. The requirement in BR2 to minimise paving in front yards fails to address the potential for other types of hard landscaping and the aim of minimising the paving of driveways requires further explanation because this is impractical on steep slopes. For more detailed comment on this issue see 3. **Paving** below.
4. I am very concerned that merely updating the wording relating to neighbourhood character will be insufficient to prevent development that consists of very large single dwellings that are totally inconsistent with the current neighbourhood character of the Woodridge Estate. Gaps in planning controls were referred to in the *Draft Nillumbik Shire Council Neighbourhood Character Strategy August 2022 (Draft NC Strategy)* but

there is no indication on the Participate Nillumbik website that Council is intending to strengthen the relevant planning controls by way of new overlays or changes to the current overlays, as the Draft NC Strategy suggests. I have referred to this issue below under the heading of **CLOSING LOOPHOLES**.

FURTHER DETAILS OF SUBMISSION

1. Colour palette

BR2 refers to the proposed colour palette as follows (in which I have underlined the relevant wording):

Neighbourhood Character Objectives

1. ...
2. To ensure new development reflects the existing neutral colour palette of natural materials.

Design Guidelines - Bush Residential 2

Character Elements	Design Responses
<i>Building height and form</i>	<ul style="list-style-type: none"> Complement the building forms, natural materials, <u>muted colour palette</u> and siting of existing dwellings and articulate the front façades of buildings through the use of setbacks, recesses and windows.

One of the definitions of "reflect" in the Oxford English Dictionary (OED) is: "exactly correspond in appearance or effect to" but, as this definition states that this relates to a mirror etc., "reflects" may need to be more self explanatory and precise. The OED definition of "neutral" includes: "not distinctly marked or coloured, indefinite, vague, indeterminate" and a "neutral tint" is: "grey or slate colour".

With regard to the wording in the "Design Responses", the OED defines "muted" (used as a verb) in relation to colour as "tone down", and also refers to "subdued".

I am concerned that the use of the wording defined above will encourage permit applicants to argue that black or white are consistent with the neighbourhood character controls and then succeed in this argument at VCAT.

The Draft NC Strategy identifies "Key Issues and Threats" on page 44 as follows (again underlined by me for emphasis):

4.9 Inconsistent Colours & Materials

In Nillumbik Shire, the consistency of colours and materials is a defining aspect of the character of some localities. However, the colour palettes and materiality of contemporary design schemes of new builds in some localities has caused built form to stand out from their surroundings, rather than blending in within them. Some areas of Nillumbik Shire have an identified and recognisable character due to the consistency of a muted and earthy toned colour palette and natural building materials. For example, Eltham and North Warrandyte feature notable concentrations of mud brick dwellings characterised by muted tones and natural material finishes which complements Nillumbik Shire's 'leafy' character feel and landscaped setting. The majority of dwellings in Nillumbik Shire are constructed of varied materials, ranging from brick and concrete render combinations, timber weatherboard and other contemporary materials. However, many areas are

often characterised by muted and earthy hues on both façades and roofs. However, much of the contemporary development makes use of a grey-based palette, this exaggerates the contrast in building style and form between new and old. Sometimes, adopting the same (or similar) materials and finishes can be a decisive factor in allowing a contemporary design to complement, rather than compete, with its surroundings. This Strategy seeks to clearly identify the areas where maintaining similar or complementary surface finishes is fundamental to the preferred neighbourhood character.

And the following under "Analysis Overview":

"However it is noted that contemporary development may disrupt the consistency of earthy colours and materials in all localities."

Also, under "Implications for Guidelines":

- *"Identify areas in which a specific range of material finishes and colour palette should remain a key part of the preferred future character."*

The grey-based colour palette referred to above is often mixed with white and black, both of which colours are out of keeping with the colour of the majority of dwellings in the Woodridge Estate.

The proposed wording in BR2 contrasts with the greater precision found in BG1 that:

- identifies some of the "KEY CHARACTERISTICS" as *"earth tones, second-hand brick or brown brick, brown tiles"*;
- states under "Preferred future character: WHAT WE ARE AIMING TO ACHIEVE" that this includes: *"Bushland colours and textures are respected in exterior finishes"*; and
- in the "DESIGN RESPONSES" for "DESIGN DETAIL AND BUILDING FORM" states: *"Use earthy toned finishes or paint colours"*.

Because the proposed wording lacks the precision of BG1, I think there is a danger that the application of the terminology of BR2 will result in a complete change in the colour palette of the Woodridge Estate, which is exactly the sort of threat that the Draft NC Strategy is seeking to prevent.

I submit that the proposed wording needs substantial revision to overcome this threat. If it is intended that light grey (but not dark grey) will be introduced into a palette that generally consists of shades of brown or green, this could be included in the New Guidelines but they should also make it clear that black and, more especially, white, will be either prohibited or severely limited. I note that an article in The Age on 16 August 2022 (see: <https://www.theage.com.au/national/western-australia/perth-council-s-black-roof-ban-a-start-but-it-won-t-win-battle-against-climate-change-architect-20220815-p5ba1j.html>) referred to the West Australian Town of Bassendean prohibiting black roofs for environmental reasons. I read a subsequent article in The Age about changes to building regulations to prohibit black roofs. If this change is not already in effect or will not come into effect in the near future, this could be an ideal opportunity for Nillumbik to introduce a similar prohibition that applies to black generally, not just roofs.

To illustrate how my concerns could be addressed to make Neighbourhood Character Objective 2 in BR2 clearer and less open to argument (including at VCAT), whilst addressing the threat referred to above, the following provides some possible rewording:

"To ensure new development uses natural materials and earthy, muted colours in shades of brown, green or light grey. Black roofs and the use of white are prohibited except in the case of a development where there is a very minimal use of low sheen white that is considered to have met the neighbourhood character objectives."

As the same issue arises under the Design Guidelines in BR2, "muted colour palette...of existing dwellings" should also be made more specific by changing this to wording such as: "earthy colours ...of existing dwellings".

2. Building Height

BR2 refers to the height of the built form as follows (in which I have underlined the relevant wording):

Neighbourhood Character Objectives

1. To ensure new development reflects the preferred built form, characterised by predominantly 1-2 storey dwellings with varied architectural style including simple building forms and low-pitched roofs with prominent eaves.

Design Guidelines - Bush Residential 2

Character Elements	Design Responses
Building height and form	<ul style="list-style-type: none"> New development <u>should complement the 1-2 storey building height</u> and simple building forms of existing dwellings. <u>Buildings should not penetrate the native and/or indigenous tree canopy where a canopy is present.</u>

First I am unsure why the Neighbourhood Character Objectives indicate that BR2 is characterised by "**predominantly** 1-2 storey dwellings" as I cannot recall seeing any buildings with more than 2 storeys anywhere on the Woodridge Estate. This suggests that it is incorrect to refer to this as the **predominant** built form, in which case I submit that the word "predominantly" should be deleted.

I also query why new development should "complement" the 1-2 storey building height. The OED defines "complement" (as a verb) as "complete; form complement to", which does not seem to precisely represent what I assume is intended. There seems to be a potential for a new development to comprise more than 2 storeys as long as buildings do not penetrate any existing tree canopy as indicated in the second dot point. I have referred to the problem of using bushfire exemptions to remove existing trees to maximise development potential on page 5 of this submission. Such removal would give potential for higher buildings where there is no tree canopy. I submit that it would be more precise, and consistent with what I assume is Council's intention to preserve the current characteristic of low rise dwellings that mainly sit beneath the tree canopy, to change the first dot point of the design response to wording such as the following:

- New development must be consistent with the 1-2 storey building height and simple building forms of existing dwellings.

I note that the OED defines "consistent" as "compatible, not contradictory".

3. Paving

In BR2 the Design Response relating to "garage storage and vehicle access" states:

- *Minimise paving in front yards, including the driveway.*
- ...
- *Provide landscaping and plantings to the soften the appearance of driveways.*

I have underlined "the" in the preceding dot point because this seems to be a typographical error. I assume that "to the soften" should be "to soften".

However, the main issue that I wish to raise relates to the first dot point that refers to minimising the paving of driveways. In a large part of the Woodridge Estate dwellings have very steep driveways that would be impassable if they could not be paved. A driveway treatment that would slide down the hill or be washed

down by rain is totally impractical. I also feel that this response fails to cover hard landscaping that does not necessarily consist of paving e.g. it could be argued that a concrete slab or asphalt is not "paving". I therefore wonder if this dot point could be extended to all hard landscaping and clarified to assist permit applicants by revising the wording to something like the following:

"Minimise paving, or other hard landscaping, in front yards and of driveways that are not on steep slopes where it is impractical for a driveway to satisfy this requirement."

CLOSING LOOPHOLES

It seems that the intention of the New Statements, New Objectives and New Guidelines is to preserve the existing neighbourhood character of large parts of the Shire with particular reference to parts of Eltham like the Woodridge Estate. Unfortunately the New Statements, New Objectives and New Guidelines fail to achieve this aim where it is possible to undertake works in relation to a dwelling, e.g. if an existing dwelling burns down and is replaced by an entirely new dwelling, without a planning permit.

I believe that all, or certainly most of, the Woodridge Estate is in the Neighbourhood Residential Zone where use as a dwelling (other than a bed and breakfast) is as of right and land is subject to the Significant Landscape Overlay (SLO) and Schedule 3 to that overlay (SLO3).

Under clause 42.03-2 of the SLO, a permit is required to construct a building or carry out works but that does not apply if (inter alia) a schedule to the SLO specifically states that a permit is not required.

Clause 3 of SLO3 says:

"A permit is not required to construct a building or carry out works provided all the following requirements are met:

- *The height of any part of a building is no more than 7.5 metres above the natural surface of the ground directly below it.*
- *The building or works are at least 5 metres from the base of any substantial tree.*

For the purpose of this clause a substantial tree is defined as vegetation that has a trunk circumference greater than 0.5 metre at one metre above ground level."

I understand that, if a permit is not required under clause 3:

1. there is no requirement to achieve the landscape character objectives that would otherwise apply under clause 2 of SLO3; and
2. there is nothing for the responsible authority to consider under the "Decision guidelines" in clause 4 of SLO3.

This means that a dwelling could be erected that does not have to conform to the following provisions of clause 4 of SLO3:

- *"Whether the proposed development conforms with the preferred character of the area as stated in the relevant Shire of Nillumbik Neighbourhood Character Study brochure for the area.*
- *The need for additional landscaping and screen planting to maintain the existing and preferred landscape qualities identified in the Neighbourhood Character Study."*

The exclusion that applies where *"the building or works are at least 5 metres from the base of any substantial tree"* is becoming increasingly problematic following the seemingly much increased use of the Bushfire Protection Exemptions in clause 52.12 of the Nillumbik Planning Scheme (**the Scheme**) that has resulted in entire blocks of land being cleared of trees to prepare for what is often a single dwelling that fills most of the

block. The question of whether "*property owners are taking advantage of bushfire exemptions to maximise development yield*" is referred to on p47 of the Draft NC Strategy.

I assume that, if Council adopts the New Statements, New Objectives and New Guidelines, it will be amending the Scheme to refer to these new provisions in place of all current references (such as those quoted above) to the " Neighbourhood Character Study". I therefore query whether clause 3 of SLO3 (or some other provision of the Scheme) could be expanded to ensure that, even if a permit would not otherwise be required, all buildings and works must comply with the New Statements, New Objectives and New Guidelines.

I understand that there have also been problems with buildings that can be approved under ResCode without having to satisfy any neighbourhood character provisions that would otherwise apply. The Draft NC Strategy refers on p27 to *Planning Practice Note 91 - Using Residential Zones (DELWP, 2019)* that states:

- *Rather than specifying preferred neighbourhood character statements in local planning policy, objectives can be specified in a schedule to a residential zone to implement the preferred neighbourhood character.*

The Draft NC Strategy continues by stating that:

Key findings of this Strategy will consider how the existing zone schedules can be better utilised to protect and enhance neighbourhood character in Nillumbik Shire.

I hope that this will include amendments to SLO3 to ensure that the neighbourhood character of the Woodridge Estate is fully protected and the above mentioned loophole is closed.

The Draft NC Strategy also contains comments on p46 under the heading of "Gaps in Controls" that refers to VCAT being satisfied that developments "met the neighbourhood character objectives of Clause 55 (Rescode) and were therefore deemed appropriate for approval."

This comment is followed by:

While the relevant neighbourhood character objectives were outlined within local policy at Clause 22.12 (now 15.01-5L), greater weight was placed on the objectives of Clause 55. This highlights that in the case of achieving neighbourhood character objectives, it is important that they are implemented by utilising Clause 55 variations within the zone schedule, or through overlays such as an SLO to ensure that they are given appropriate statutory weighting.

Therefore, the Draft NC Strategy envisages varying clause 55 (ResCode) by means of overlays (such as could be implemented in an amendment to SLO3).

CONCLUDING REMARKS

I hope that Council will:

- use the updating of the Neighbourhood Character Strategy as an opportunity to close the loopholes identified above; and
- ensure that the wording of the New Statements, New Objectives and New Guidelines is sufficiently clear and precise so as to preserve the unique character of the Shire of Nillumbik that has attracted residents to both move to, and remain, here.

16.01.2018
Nillumbik Shire / Green Wedge Proposals

Overview

Living in the Shire of Nillumbik is special, really special. It has special qualities, some of which are particularly unique and special only to this area. Most would acknowledge this to be a desirable, to some, very desirable attributes, and, like myself and many like me, these would be the main reasons that these people live in this area.

We love and respect this area, this is our home.

Loosely, The Shire has two types of owners and residents:

1. "Suburban" residents – those that live in well-treed urban centres, Eltham, Research, Diamond Creek, Wattle Glen and Hurstbridge. Typical outer suburban density.
2. "Landed" residents – those that live on and around small to large, rural holdings – Pantom Hill, Smiths Gully, St Andrews, Christmas Hills, Bend of Isles, Kangaroo Ground, etc. Much lower density than Suburban density.

That said, living in the Shire of Nillumbik, and by definition a Green Wedge area, has a number of great, truly unique qualities – cultural and tangible - that need to be protected, enhanced and actively encouraged.

Some of these qualities, particularly the cultural art and literature, are (rightfully) well supported by council – e.g. The Nillumbik Art Prize, the Alan Marshall Short Story Award, the Eltham Jazz Festival, etc.

On the down-side, there are a number of critical issues that need to be addressed so that The Shire can continue to evolve, retain and properly enhance its special character.

Briefly:

Specific Advantages.

- The feeling of space/landscape – regulated land use, minimum size subdivisions and farm lots, etc. River valleys and hill country. Beautiful skylines (mostly).
- Close to nature – wide, rich and diverse flora and fauna.
Edendale Farm.
- Art and literary Culture – A strong and continuing Nillumbik tradition of artists, potters, printmakers, authors, musicians, glassmakers etc living and working in Nillumbik.
Nillumbik promoted as "The Artisan Hills".
Monsalvat.
Dunmoochin.
- Proximity to Central Melbourne
- Large stock of unique buildings – home of the Mudbrick revival from the 1930's until its demise from 1995 until 2006. Large stock of ageing individual owner builder/occupier built homes.
Monsalvat.
Eltham Library building.

Specific Disadvantages.

- Small rate base – expensive to hold. Limited opportunities for land use/make income from small, "hobby farm" type allotments (say any land under 40 acres).
- No public transport

Four immediate initiatives

1. Allow a wider land use
2. Educate children (particularly) and adults about nature
3. Lobby State Government to provide basic Public Transport
4. Take full control of the building process and actively encourage owner builders and small builders.

Allow a wider land use.

Owners of small land holdings in Nillumbik are often financially penalised for living with nature.

They are not rated as a farm because (rightly) they cannot clear it for agricultural use (specific overlays), have to maintain it (weeds, feral animals, fencing) and be fire-ready among other things.

Rushed, uninformed and time poor landholding practices often lead to the "Gumtrees and Grass" syndrome further reducing local biodiversity and degrading our collective assets. While many accept this as part of their lot so to speak, many find the lack of options far too restrictive.

Bush walking, trail bike riding, horse riding, spring flower tourism, bird and nature watching are all major pursuits.

Our proximity to the Melbourne CBD is something that is a massive advantage that is barely capitalised on.

The "Artisan Hills" concept and promotion is terrific and admirable and a good step in the right direction, however to make this work fully, it needs to actually landowners and small business to provide the services and industries needed to support this initiative.

- Bed and Breakfast permits and other low impact tourist opportunities should be actively encouraged to take advantage of The Shire's unique experiences. Licensing requirements for restaurants, coffee shops, wineries and other service type industries should be reviewed and expanded where sensible.

The Shire has to be proactive here.

Educate children (particularly) and adults about nature

I grew up in the "Eltham side" of Montmorency in the 1950's through to the '70's, the Para Road end of Rattray Road.

As a child, along with my neighbours, I would spend a lot of time walking in and playing in the bush – as a consequence we all got a good grounding in what was around us.

If you asked anyone I grew up with, they would know what a green-hood, a chocolate flower, an emperor gum moth, a spitfire or a ten-time stinger were. Sadly, ask any 10 year old child today and they would have no idea what they are.

The reasons for this dislocation from the world around us are many and varied and we need to do more to address this.

Edendale Farm has for a long time now been a terrific, Shire funded, educational resource. However much more needs to be done.

Nature study days in Nillumbik should be a normal and frequent activity at schools in Nillumbik.

Wildflower season should be a highlight, along with other nature activities like animal spotting, tree and plant identification, creek and river habitat, etc.

Regarding adults, new owners in Nillumbik should receive an information pack containing, among other things, some of the qualities and values that Nillumbik has to offer.

Aboriginal Heritage should also be a focus.

- More full-time education officers should be employed, particularly for primary and early secondary schoolchildren.

Provide basic Public Transport

The Shire needs Public Transport.

Aside from train stations at Eltham, Diamond Creek, Wattle Glen and Hurstbridge and bus services from Eltham to Warrandyte, there are none. Unbelievable.

This has led to, for so many in the “Landed” areas, to a transient car society completely dependent on the private car for mobility.

Social isolation – the young, the older and special needs people are especially impacted, along with constant parent fatigue. Believe me, I know.

People don't get to know their neighbours as everyone is ferried around in private cars.

Atrophying townships – Panton Hill, Smiths Gully, St Andrews, Christmas Hills, Watsons Creek.

These centres sometimes have a school, a hall, a pub, a store/post office, a restaurant, sometimes one (Christmas Hills, Watsons Creek, Smiths Gully) sometimes all (St Andrews). They are just hanging in there – they should be much more vibrant and successful than what they are. A simple bus stop outside these places would be a good start.

- A regular, basic, public transport service is a serious priority. Lobby State Government to provide this.
- And, in the interim, contract a local bus line to provide one.

Take control of the building process

Nillumbik has lost its way here.

What The Shire is well known for throughout Australia and abroad is its mud brick and singularly unique, owner builder homes.

This tradition in this Shire is dead in the water.

Volume builders with their economies of scale, industry and political clout combined with excessive, ill considered, poorly researched, knee jerk and changing regulations at State and Federal government level have effectively killed off these industries.

This is a tragedy on so many levels, particularly for The Shire and its residents (and society as a whole).

To protect its heritage, to change this, The Shire needs to be bold and its residents need real choice.

The Shire needs to actively encourage innovation in its built environment.

Nillumbik needs to take control of the building process and introduce specific bylaws and charges for every new building and addition in The Shire.

For example (and not limited to):

- The Shire should employ or contract its own arborists and charge a fixed price for them. As with Private Building Inspections, currently these are open to corruption. (I could give you a recent personal example.) A fixed priced per lot or m2 would level the playing field for everyone, including small builders and owner builders. Also, it would stop needless duplication.
- The Shire should employ its own energy raters and rate every new building. Again, this should be a fixed price per dwelling (or addition if applicable) or m2. This will also stop fraud. There are many, many new buildings being built and promoted and rated as being 5+ star which are plainly not. Once again, this would level the playing field for small builders and owner builders who are penalised under the current system.
- The Shire should inspect every building at every stage – foundation, frame, lock-up, insulation, wet area, practical completion. The “Private Inspector” system is formalised and institutionalised conflict of interest and plainly open to corruption. After 23 years sub-standard building standards and practices are widespread today.
- The Shire Building Department should be able to assess and approve submitted plans by anyone as long as they are of correct standard. I drew all of the plans for my home in Hurstbridge in 1984 relying on industry knowledge and standard, industry span tables. The only specific engineering drawings and calculations were for a site-specific retaining wall. This was fair and reasonable and it should be the same today.
- Grant owner builders a 4 year permit with a 4 year extension as an automatic right. Owner builders often do most of the work themselves while working at other professions. Consequently they are time poor and things naturally take a lot longer. I myself have done two big owner building projects: the 1st took me 11 years before practical completion/final inspection, and the recent one 9 years. This is often the norm.
- Employ a chief planner with design experience and give them a wide brief to give council sound, in-house advice. (Rob Adam’s 30+ year tenure at the Melbourne City Council is a good example.) This will be especially important with further high-density development applications and construction in future years. This development is going to happen, and is actually desirable; however The Shire MUST have proper control over this. Otherwise Nillumbik will be flooded with the same bottom-dollar, future slum type developments which are taking place throughout the Melbourne metro region. Solid design parameters need to be established and enforced.
- Create an award system whereby great design is acknowledged and celebrated. We have the Nillumbik Art Prize which is widely celebrated, why not building? As stated, The Shire is known throughout Australia for its unique buildings, these should be celebrated. The Shire should establish a building prize for the best building built in the Shire. The specific, Shire-centric criteria could be worked out. This could be an annual event, or (probably) biannually – every two years. There should be a number of categories, including but not confined to:
 - Domestic homes
 - Commercial buildings
 - High density living
 - Best Owner builder home
 - Best Owner builder project
 - Best renovation

With an overall winner. (The Alistair Knox Prize?)

The Shire currently employs a heritage officer on a .05 basis (one day a fortnight, I believe). This role should be expanded and given as much prominence as the Arts.

I hope that these suggestions are of some help,

Regards

[REDACTED]

[REDACTED]
03 [REDACTED]

FYI

I have lived all of my life (I am 63yo) in the former Shire of Eltham or Shire of Nillumbik – Montmorency, Research, Diamond Creek, Hurstbridge and currently (23 years) in Panton Hill.

I am married and have three daughters and two grandchildren.

I have been a carpenter /builder most of my working life, although not all as I have also run businesses and worked in the Mining Industry as well.

I have also been involved various organisations, tennis club, Pony club, Industry bodies, schools etc as committee member, treasurer, organiser etc.

From: [eltham.community](#)
To: [Strategic Planning](#); [Sean Diffey](#); [Paul Fyffe](#)
Subject: Nillumbik Neighbourhood Character Strategy
Date: Wednesday, 12 October 2022 3:41:25 PM
Attachments: [Shire of Nillumbik Submission Jan 2018-2.doc](#)

Good afternoon Paul and Sean

Would you please accept the attached doc as a late submission from [REDACTED], a long time resident of Nillumbik, as a misunderstanding seems to have occurred.

ECAG received [REDACTED] email on Monday afternoon, thinking he was forwarding us his submission for our information. However, maybe as we had been asking the community to respond to the draft strategy, it seems he understood that we were collecting or passing on residents' comments to Council.

Hopefully you are able to include his thoughts and suggestions in the feedback you have received on the draft strategy.

Thanks.

Cheers, [REDACTED]

Draft Neighbourhood Character Strategy Feedback Form



Provide your feedback to help inform the final Strategy

Nillumbik Shire Council has developed a draft Neighbourhood Character Strategy after receiving initial feedback from the community earlier this year.

The purpose of the Strategy is to guide how new development in residential areas should 'fit in' with an area's particular character, ensuring that it respects and responds to the valued features or character of an area.

Neighbourhood character is what makes one neighbourhood look and feel different from another. It is created by a combination of landscape, vegetation, the built environment, history and culture, and how they interact.

The draft Strategy identifies eight different neighbourhood character types and has been informed by community input during our first round of consultation.

Council values your thoughts and opinions on the draft Strategy. In particular, we are seeking feedback regarding whether:

- We have accurately described the character areas?
- We have captured the things that are most important to the preferred character of your local area?

This feedback form has three focus areas:

1. Draft Neighbourhood Character Areas.
2. Preferred Character Statements, Objectives and Guidelines.
3. Feedback on the overall draft strategy.

If you would like to know more about the draft Strategy, which neighbourhood character area has been identified for a particular property in Nillumbik or to book into the various in-person and online engagement sessions, scan the QR code or go to participate.nillumbik.vic.gov.au/neighbourhood-character-strategy

We encourage you to explore this information provided as well as the draft Strategy before completing this feedback form.

If you need assistance or have any further questions regarding the project, please telephone Council on 9433 3111 and ask to speak to Strategic Planning or email strategic.planning@nillumbik.vic.gov.au

You can answer all questions in the survey or respond to the questions relevant to you.

Feedback closes **11.59pm Monday 10 October 2022.**

Return your completed form:

Attention: Strategic Planning, PO BOX 476, Greensborough VIC 3088

Or via email

strategic.planning@nillumbik.vic.gov.au

Feedback Form

Name (required)

[REDACTED]

Email/Mailing Address (required)

[REDACTED]

Feedback on the draft Nillumbik Neighbourhood Character Areas

There are eight different Neighbourhood Character Areas, all of which include a character description, key character attributes, character boundary, preferred character statement and objectives and design guidelines.

(You can find more details in [Section 6 & 7](#) of the draft Strategy, or alternatively a property search can be conducted on the Participate Nillumbik site by scanning the QR Code at the front of this survey.)

1. Which locality would you like to provide feedback on?

☐ Diamond Creek

☒ Eltham

☐ Hurstbridge

☐ Eltham North

☐ Greensborough

☐ North Warrandyte

☐ Panton Hill

☐ Plenty

☐ Research

☐ St Andrews

☐ Wattle Glen

☐ Yarrambat

2. Which address in this locality are you providing feedback on?

Area marked as 'garden residential' south of Eltham Activity Centre.

3. What is your connection to this locality?

☒ Live or own a property in this locality

☐ Own a business in this locality

☐ Visit this locality (i.e.: go to school, shop, visit)

☐ Other (please specify)

4. Which Character Area has been allocated to this address? (Please tick one only)

- | | |
|---|--|
| <input type="checkbox"/> Bush Residential 1 | <input type="checkbox"/> Garden Court 3 |
| <input type="checkbox"/> Bush Residential 2 | <input checked="" type="checkbox"/> Garden Residential |
| <input type="checkbox"/> Garden Court 1 | <input type="checkbox"/> Rural Residential 1 |
| <input type="checkbox"/> Garden Court 2 | <input type="checkbox"/> Rural Residential 2 |

5. How satisfied are you with the Neighbourhood Character Area allocated to this address/area? (Please tick one)

Very satisfied	Satisfied	Unsure	Unsatisfied	Very unsatisfied
		✓		

Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why and/or what character area do you think better represents this address.

In area south of Eltham Activity Centre
 I think a few key things have been missed in the mapped extent
 1. There are a few old miners cottages in this area which need maintaining i.e. not all 'post war'.
 2. Many roofs are flat or with low pitch. Description will prevent mid century sympathetic ~~and~~ architecture and favour 'Hamptons' which is kitsch.
 3. Many streets are narrow and don't have foot paths e.g. York St, John St, Franklin St, Napoleon St.
 4. Pockets of this area are very sloped - E.g. MacArthur Court - some garages below practical in these areas.

6. How satisfied are you with the preferred character statement, objectives and design guidelines of this Neighbourhood Character Area?
 (Please tick one option for each category).

	Very satisfied	Satisfied	Unsure	Unsatisfied	Very unsatisfied
Preferred Character Statement					
Objectives					
Design guidelines					

Please tell us why you ticked the above preference as you did. Particularly if you ticked unsure, unsatisfied or very unsatisfied, please tell us why:

5. There ^{is} the odd house that isn't ^{parallel} ~~perpendicular~~ to the street.
 The ~~character~~ siting setback saying dwellings should be ~~perpendicular~~ ^{parallel} seems unnecessary.

Feedback on the overall draft Strategy

7. Do you have any general or other feedback about the draft Neighbourhood Character Strategy?

I'm very happy with the landscaping parts of the garden residential ~~area~~ section of the strategy ~~the~~ however:

- Retain 'other veg' risks privileging the retention of weeds. The removal of weeds should be encouraged such as desert ash, privet, cotoneaster, etc.
- establishment of indigenous trees could be stressed more.
- requirement density should be 'at least one stem per 200m^2 '. The mention of 300m^2 is pointless as developers will go for the lower end. Also good to frame this as a resulting density including existing & new plantings.

A little about you

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

8. Gender:

☒ Female

☐ Male

☐ Prefer to self-identify: _____

☐ Prefer not to say

9. Age:

☐ Under 18 years

☐ 18-24 years

☐ 25-34 years

☒ 35-49 years

☐ 50-59 years

☐ 60-69 years

☐ 70-84 years

☐ 85+ years

☐ Prefer not to say

10. Locality where you live

☐ Arthurs Creek

☐ Bend of Islands

☐ Christmas Hills

☐ Cottles Bridge

☐ Diamond Creek

☐ Doreen

☒ Eltham

☐ Eltham North

☐ Greensborough

☐ Hurstbridge

☐ Kangaroo Ground

☐ Kinglake

☐ Kinglake West

☐ North Warrandyte

☐ Nutfield

☐ Panton Hill

☐ Plenty

☐ Research

☐ Smith's Gully

☐ St Andrews

☐ Strathewen

☐ Watsons Creek

☐ Wattle Glen

☐ Yan Yean

☐ Yarrambat

☐ Other – please specify

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

☐ A person with a disability

☐ LGBTIQ+

☐ A person of Aboriginal and Torres Strait Islander decent

☐ A person speaking English as a second language

☒ None of the above

☐ Prefer not to say

12. How did you hear about the Draft Neighbourhood Character Strategy or this consultation?

☐ E-Newsletter

☐ Word of mouth

☐ Nillumbik News

☒ Facebook

☐ Instagram

☐ Came across this pop-up at the market/event

☐ Other (please specify)

Privacy Collection Notice:

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

Thank you for sharing your feedback and ideas!

