

VOLUME 1: NEIGHBOURHOOD CHARACTER ASSESSMENT & BUILT FORM ASSESSMENT



Prepared for the City of Glen Eira

**GLEN EIRA NEIGHBOURHOOD CHARACTER ASSESSMENT
AND FUTURE CHARACTER FRAMEWORK**

Oct 2022

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ADDENDUM

DOCUMENT STRUCTURE

The Glen Eira Neighbourhood Character Assessment and Future Character Framework 2021 has been developed across two volumes.

Volume 1 provides an assessment of existing character in the NRZ and GRZ areas across Glen Eira and the residential areas surrounding the Carnegie, Elsternwick and Bentleigh Major Activity Centres. It also provides an assessment of 31 Investigation Areas. These areas were identified through the housing capacity and needs analysis undertaken as part of the Housing Strategy which identified a need to provide additional units and small townhouses to meet projected housing demands.

Volume 2 identifies future character and built form precincts across the residential areas of Glen Eira and outlines the preferred character for each precinct. These precincts have been influenced through the Housing Strategy which sets out the projected level of housing change across Glen Eira and the Neighbourhood Character Assessment outlined in Volume 1.

Figure 1 provides an overview of each Volume and the relationship to the Housing Strategy.

GLEN EIRA NEIGHBOURHOOD CHARACTER ASSESSMENT AND FUTURE CHARACTER FRAMEWORK 2021

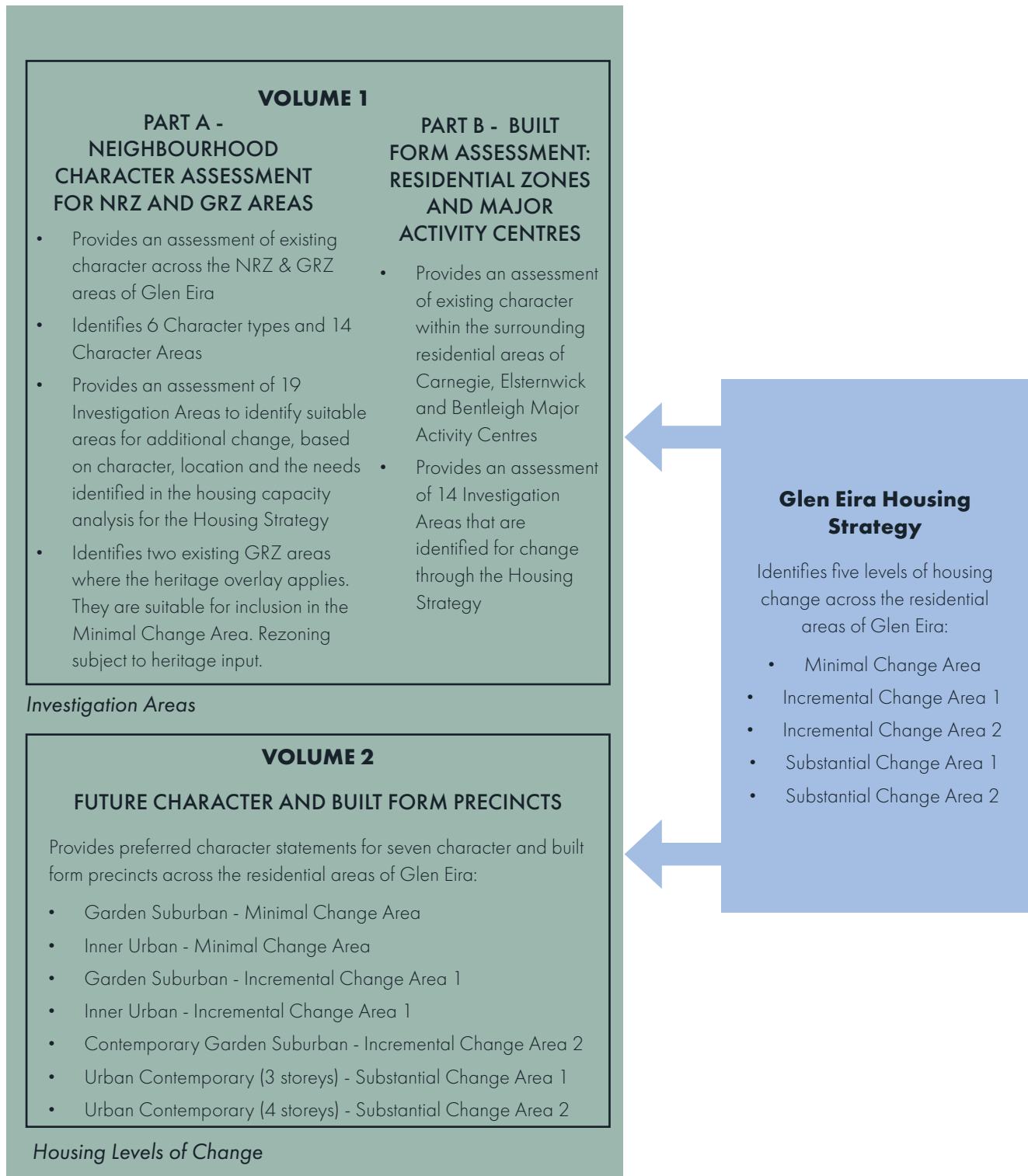


Figure 1. Glen Eira Neighbourhood Character Assessment and Future Character Framework 2021 Overview

PART A:
NEIGHBOURHOOD
CHARACTER
ASSESSMENT - NRZ &
GRZ AREAS





1 OVERVIEW

1.1 CHAPTER OVERVIEW

The Neighbourhood Character Assessment for land within the Neighbourhood Residential Zones (NRZ) and the General Residential Zones (GRZ) has been developed in conjunction with the Housing Strategy for the City of Glen Eira. The Housing Strategy will provide clarity on the types of housing that will need to be provided and where it should be located across the municipality.

This neighbourhood character assessment provides a key input to the Housing Strategy. It assesses the existing character within the NRZ and GRZ areas of Glen Eira and provides statements outlining the preferred future character in each identified character area that is consistent with the identified levels of change. This will influence the types of housing and densities that are provided.

The 2014 Neighbourhood Character Review has been used as a base for the assessment of existing character in Volume 1. It provides a review of the 16 character areas that were identified in that study and makes recommendations for any changes to the character areas in terms of area boundaries and descriptions. This has been undertaken through a combination of desktop analysis and a site survey to confirm existing character.

The assessment has been undertaken in accordance with Planning Practice Note 43 (PPN43) - Understanding Neighbourhood Character and considers the requirements of PPN91 - Using the Residential Zones and PPN90 - Planning for Housing.

It is recognised that a degree of change will occur in each of the residential zones assessed in this report. Volume 2 provides the Future Character and Built Form Precinct Plan and associated preferred character statements to help guide the desirable development outcomes that are required to support the preferred character.



2 POLICY CONTEXT

2.1 EXISTING PLANNING POLICIES

CLAUSE 22.07 - HOUSING DIVERSITY AREA POLICY

The Housing Diversity Area Policy highlights the locations where housing diversity will be encouraged, based on the Glen Eira Housing and Residential Development Strategy (2002) and Glen Eira Urban Character Study (1996). The policy identifies activity centres, residential transition areas and land located along tram routes and selected main roads as suitable for housing diversity.

For residential areas in neighbourhood centres (typically GRZ1), the policy:

- Encourage a mix of dwelling types and layouts
- Recognise that these areas offer opportunities for multi-unit development, but at a lower scale and density than development in the commercial and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.
- Ensure that residential development is sited and designed so that it does not dominate the streetscape
- Encourage the consolidation of sites to promote development opportunities.
- Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases.

- Ensure that the siting and design of residential development responds positively to its interface with existing residential development in minimal change areas.

For residential areas abutting the tram routes and selected main roads (typically GRZ2), it is policy to:

- Encourage a mix of dwelling types and layouts.
- Recognise that these properties offer opportunities for multi-unit development but at a lower scale and density than development in the commercial areas and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of development is appropriate to the scale and character of the surrounding properties and the wider neighbourhood.
- Ensure that any residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Encourage gradual changes in building heights between existing buildings and new developments.
- Ensure that where building heights are above the prevailing height of the surrounding properties and wider neighbourhood, the building design reduces the visibility of the additional storey(s)

CLAUSE 22.08 - MINIMAL CHANGE AREA POLICY

The Minimal Change Area Policy applies to all the Neighbourhood Residential Zone land, which is approximately 70% of the municipality. It establishes two main neighbourhood character types, "Garden Suburban" and "Inner Urban". Rather than providing preferred neighbourhood character statements, the policy provides objectives, policies and decision guidelines to cover all minimal change areas and specific character elements of development. They are:

- To protect the low density, vegetated character of minimal change areas.
- To promote predominantly single dwellings and two dwelling developments.
- To maintain the predominant housing type of single dwellings with some increases in the number of multi dwelling developments over time.
- To promote a diversity of dwelling layouts and sizes.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.
- To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.

2.2.1 PLANNING ZONES

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

Approximately 70 per cent of the municipality is included within the Neighbourhood Residential Zone.

The purpose of the zone is to recognise areas of predominantly single and double storey residential development and to ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

The Neighbourhood Residential Zone allows for residential development of up to two storeys and no more than nine metres as a mandatory limit. The minimum garden area requirement applies to land in the Neighbourhood Residential Zone.

Schedule 1 to the NRZ (which currently applies to all NRZ land in Glen Eira) includes variation to the Clause 54 and 55 standards, including a standard of minimum 60sqm private open space per dwelling and 4m rear setback

GENERAL RESIDENTIAL ZONE (GRZ)

The General Residential Zone has the purpose of encouraging development that respects the neighbourhood character of the area and encouraging diversity of housing types and housing growth particularly in locations offering good access to services and transport. The garden area requirement is 25% for lots between

400 - 500 sq.m, 30% for lots above 500 - 650 sq.m and 35% for lots above 650 sq.m. The zone allows for residential development of up to three storeys and no more than 11 metres as a mandatory limit unless otherwise specified in a schedule to the zone.

The following GRZ Schedules apply across Glen Eira:

- Schedule 1 to the GRZ applies to residential land surrounding the Neighbourhood Activity Centres. It does not propose any variations to Clauses 54 and 55.
- Schedule 2 to the GRZ applies to land located along tram routes, selected main roads and residential transition areas. Ground and upper level rear building setbacks apply where land abuts the Neighbourhood Residential Zone
- Schedule 3 and 4 to the General Residential Zone relate to specific infill residential development sites and residential transition areas.

2.2.2 RELEVANT PLANNING OVERLAYS

HERITAGE OVERLAY (HO)

A significant number of Heritage Overlays apply to NRZ and GRZ land within Glen Eira. These overlays apply to both individual sites and identified areas.

The Heritage Overlay identifies sites which should be given particular consideration for their heritage values when a planning application is being assessed for use and/or development.

NEIGHBOURHOOD CHARACTER OVERLAY (NCO)

There are 16 areas protected by the Neighbourhood Character Overlay across the NRZ and GRZ areas. These precincts have been identified through the 2006 and 2014 neighbourhood character reviews. The review states that for each nominated area of neighbourhood character significance, it was necessary to demonstrate that the area:

- Is exemplary, rare or atypical within the context of surrounding residential neighbourhoods
- Strongly retains the character of the original or early era(s) of development
- Shows particular consistency in terms of building siting and design or landscape quality
- Is under threat from future development

INTERIM DESIGN AND DEVELOPMENT OVERLAY (DDO)

Interim Design and Development Overlays apply to areas around Carnegie, Elsternwick and Bentleigh Major Activity Centres. The purpose of the interim controls was to allow Council time to progress a planning scheme amendment based on structure plans, which would introduce permanent controls.

The interim controls were based on Amendment C184, which was abandoned by Council. Part of the resolution was to undertake a housing strategy to provide direction and justification for future controls. As such these interim controls haven't been considered in this assessment.

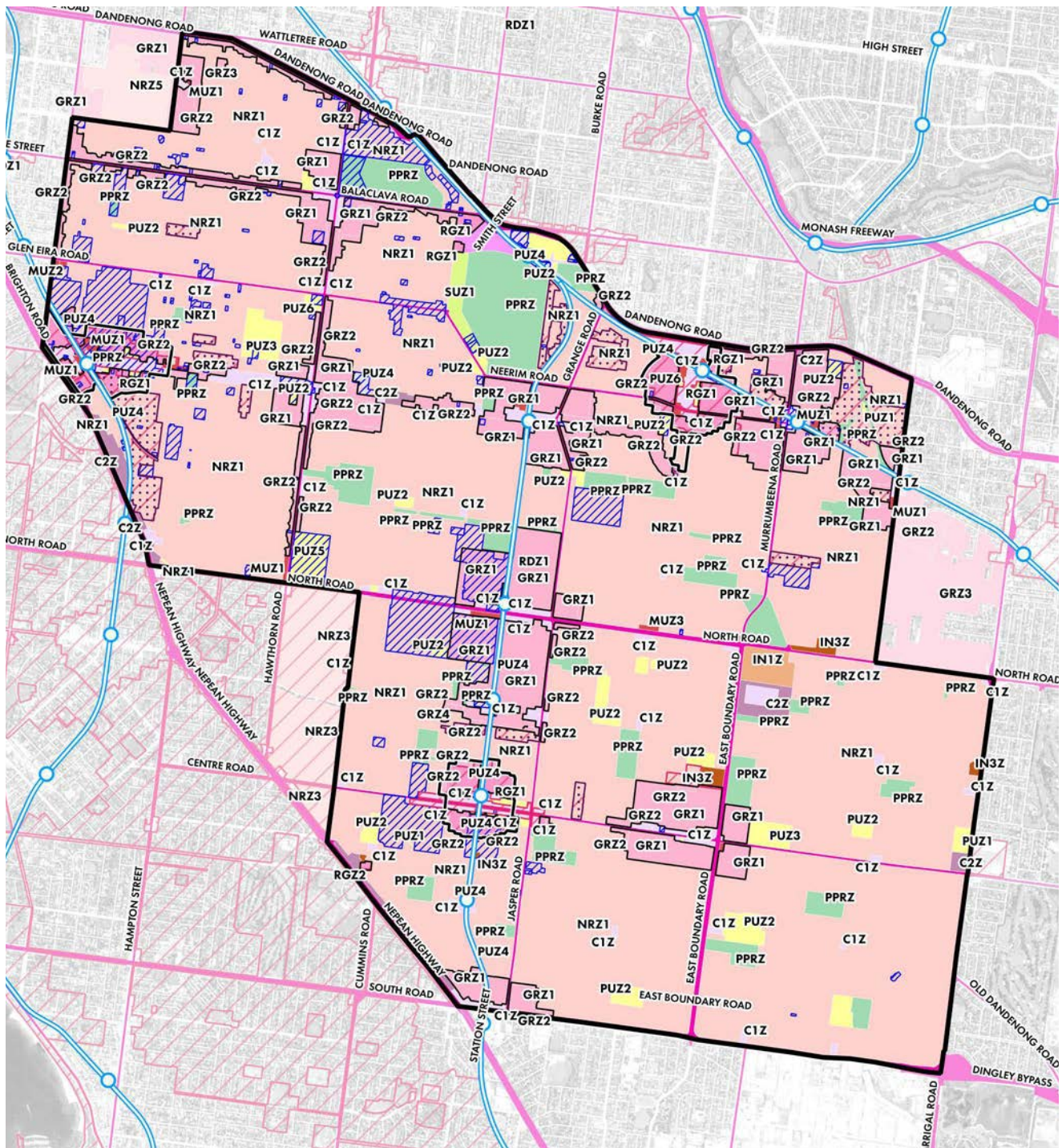


Figure 2. Glen Eira Planning Zones and Overlays (2021)

- General Residential Zone
- Neighbourhood Residential Zone
- Heritage Overlay
- Neighbourhood Character Overlay
- Design and Development Overlay

3 NEIGHBOURHOOD CHARACTER ASSESSMENT

3.1 2014 NEIGHBOURHOOD CHARACTER TYPES AND AREAS

The 2006 Neighbourhood Character Review (updated in 2014) by Planisphere identified six broad neighbourhood character types that are largely based upon the development eras. These character types are:

- Victorian / Edwardian garden suburban base with modern overbuilding.
- Victorian / Edwardian inner urban base with modern overbuilding.
- Edwardian / inter-war garden suburban base with modern overbuilding.
- Inter-war garden suburban base with modern overbuilding.
- Late 1930s-1960s garden suburban base.
- 1970s-recent garden suburban base.

Within the six neighbourhood character types identified in the survey, 16 character areas were defined. These are based upon the survey work, the descriptions of each suburb in Council's Clause 22.08 Policy and the 1996 Urban Character Study. These areas were found to share common elements that defined their character.

These six character types, as well as the 16 character areas, are mapped in Figure 3 - Neighbourhood Character Framework Plan.

Since the completion of the 2014 Review, Glen Eira has experienced various levels of change in these areas. The type and the amount of new developments have various degrees of impacts on the existing character. Buildings constructed since 2014 have been overlayed on the Framework Plan in Figure 3 to provide a picture of the level of change that has occurred across Glen Eira.

3.2 REVIEW OF THE 2014 CHARACTER ASSESSMENT

The following sections provide a review of the 16 Character Areas identified in the 2014 assessment.

The review has been undertaken through additional desktop mapping to assess whether the boundaries and key characteristics identified are appropriate. This has been supported by a windshield survey of a sample of residential streets within each area to confirm the key characteristics and also understand the types of recent development that have been occurring.

Additional key characteristics for each precinct have been provided based on the updated analysis as well as recommendations for any character type changes and character area boundary changes. In addition, preferred character statements have been developed for the future character types (refer to volume 2).

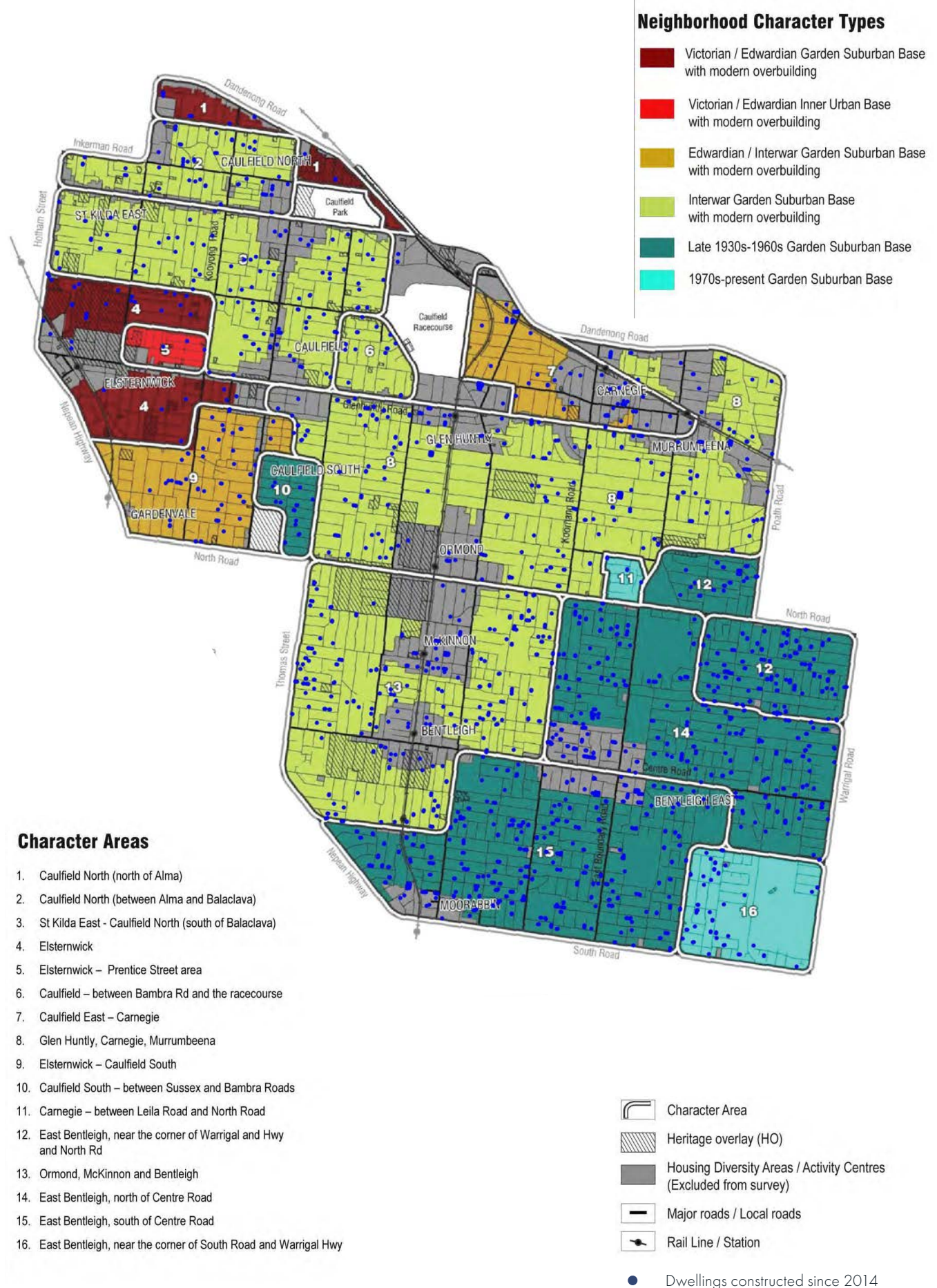


Figure 3. 2014 Neighbourhood Character Framework Plan with dwellings constructed since 2014

3.3 INVESTIGATION AREAS

Housing capacity and needs analysis undertaken as part of the Housing Strategy identified a need to provide additional units and small townhouses to meet projected housing demands. This analysis also identified that there is not enough land in Glen Eira that is suitably controlled to support these types of housing.

This is considered to be largely due to the amount of land that is in the NRZ1 (70 per cent of the municipality) and due to the existing Clause 55 standard variations within the schedule to the zone which require additional private open space, rear setback and permeability than the default standards. The Garden Area requirement, which applies in the NRZ and GRZ may also be having an effect. Application of the existing standards is resulting in large side-by-side townhouses rather than multiple units/townhouses on a lot.

The Housing Strategy research has also identified a need to support the recovery of canopy tree cover loss throughout the municipality. As a predominantly Garden Suburban municipality, this is linked with long-standing values held by community in relation to trees and gardens. This will therefore influence the preparation of the preferred character statements for all residential areas. There will be a need to balance the need for housing diversity and planting by nominating suitable areas for degrees of change (in terms of housing and landscaping) and providing appropriate guidance to support successful outcomes.

The Housing Strategy is seeking to identify additional land that could deliver small townhouses and units across Glen Eira. It developed a range of criteria to identify this land to ensure new housing is located in close proximity to high frequency

public transport or activity centres, and lots are of a suitable size to support redevelopment into three or greater units. The criteria for identifying suitable areas included land that is:

- Within 200m of a tram stop
- Within 400m of a train station
- Within 800m of an Activity Centre
- In an area with a decent number of sites over 600sq.m in area
- Not strata titled
- Not affected by precinct Heritage or Neighbourhood Character Overlays

19 areas that met the criteria were selected and others were left for possible addition in the future based on monitoring of development outcomes.

Each of these areas was assessed through extensive desktop mapping analysis and a site visit to consider the impacts of additional housing in each area. Refer the assessment of each character area in Sections 3.6 - 3.22 for additional details.

In addition to the investigations outlined above, properties fronting Dandenong Road in Neighbourhood Character Area 7 were investigated for their suitability for additional townhouse and apartment development of up to 3 storeys as supported through the general residential zone. This was to better align future development in the area with the locational benefits of Chadstone Shopping Centre and the accessibility offered by Princes Highway.

Two existing GRZ areas affected by a Heritage Overlay have also been identified as investigation areas as their heritage context and presence of the Heritage Overlay indicate they are suitable for inclusion in the Minimal Change Area. Any future rezoning should involve heritage input.

3.4 SUMMARY OF KEY OUTCOMES & RECOMMENDATIONS

This neighbourhood character assessment has identified the following outcomes and recommendations that should be considered in the development of the Housing Strategy and future planning scheme implementation.

NEIGHBOURHOOD CHARACTER AREAS

Figure 4 opposite outlines the recommended changes to the Neighbourhood Character areas that were identified in the 2014 assessment. These changes were largely based on the character assessment which included mapping of architectural eras.

Three areas were recommended to be combined as they were identified as sharing similar characteristics and would be seeking a similar preferred character.

KEY CHARACTERISTICS

Additional detail has been provided around the key characteristics of each neighbourhood character area. This information fills any gaps in the 2014 study and provides a consistent level of detail for each area.

PREFERRED CHARACTER STATEMENTS

This assessment has developed preferred character statements for the future character types (provided in Volume 2). The preferred character statements outline the desired character that is to be achieved based on the identified level of change in the housing framework plan.

These statements will guide the development of neighbourhood character objectives and residential zone schedules.

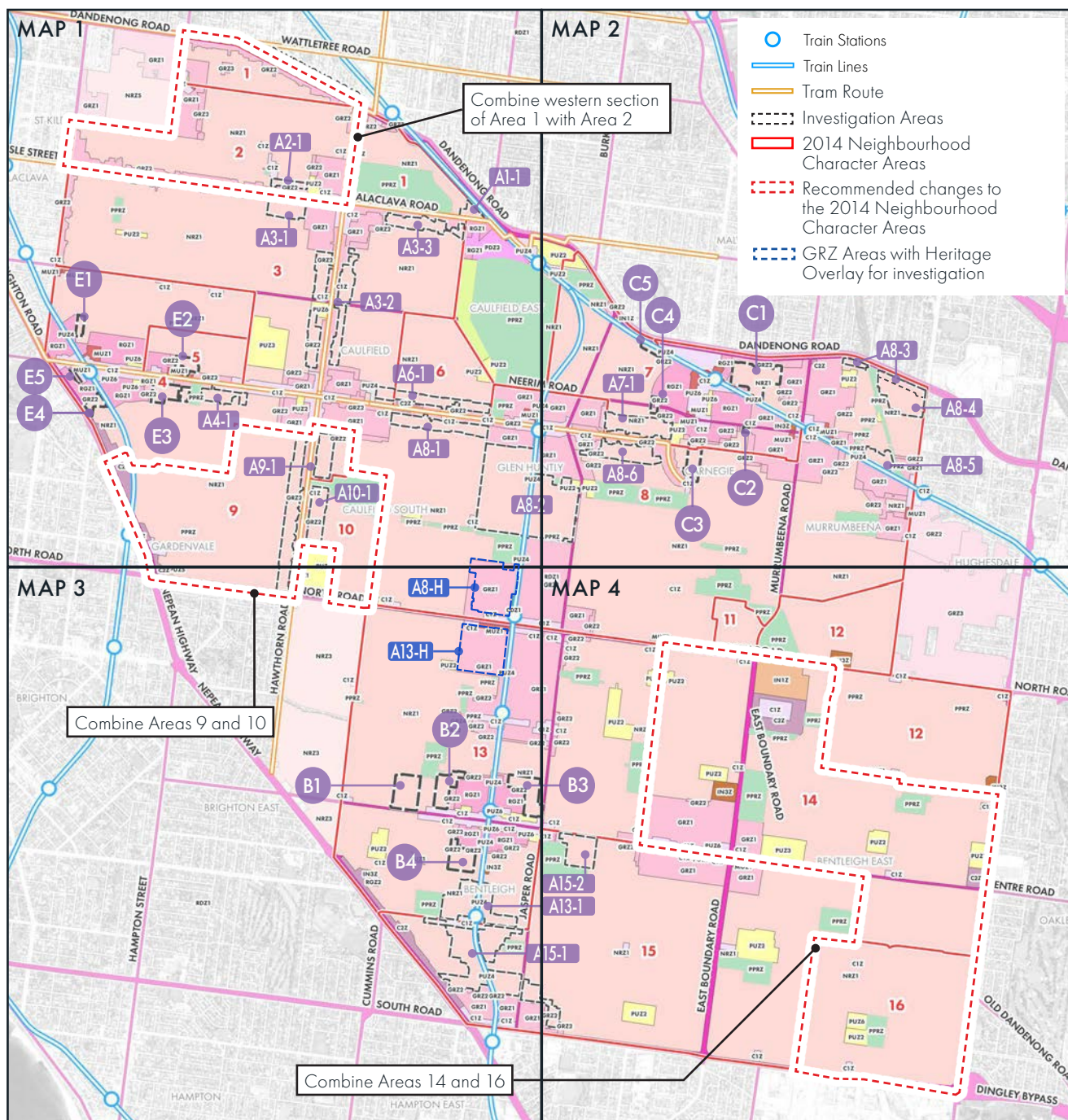


Figure 4. Recommended boundary changes for existing neighbourhood character assessment - Key Map

INVESTIGATION AREAS

As outlined in section 3.3, 19 areas were investigated to assess their suitability for additional unit and small townhouse development.

This assessment found that 18 areas were considered suitable for additional housing in the form of units and small townhouses. This type of development would retain the Garden Suburban Character through front setbacks and low rise forms but provide for increased site coverage

and reduced garden space to support the additional housing densities. All investigation areas included mixed architectural styles and building forms, and included examples of recent townhouse and unit developments.

In addition, the properties investigated along the Dandenong Road frontage were considered appropriate for additional housing in the form of three storey townhouses and apartments.

A15-2 Part A Investigation Areas

A13-H GRZ Areas with Heritage Overlay for investigation

C1 Part B Investigation Areas

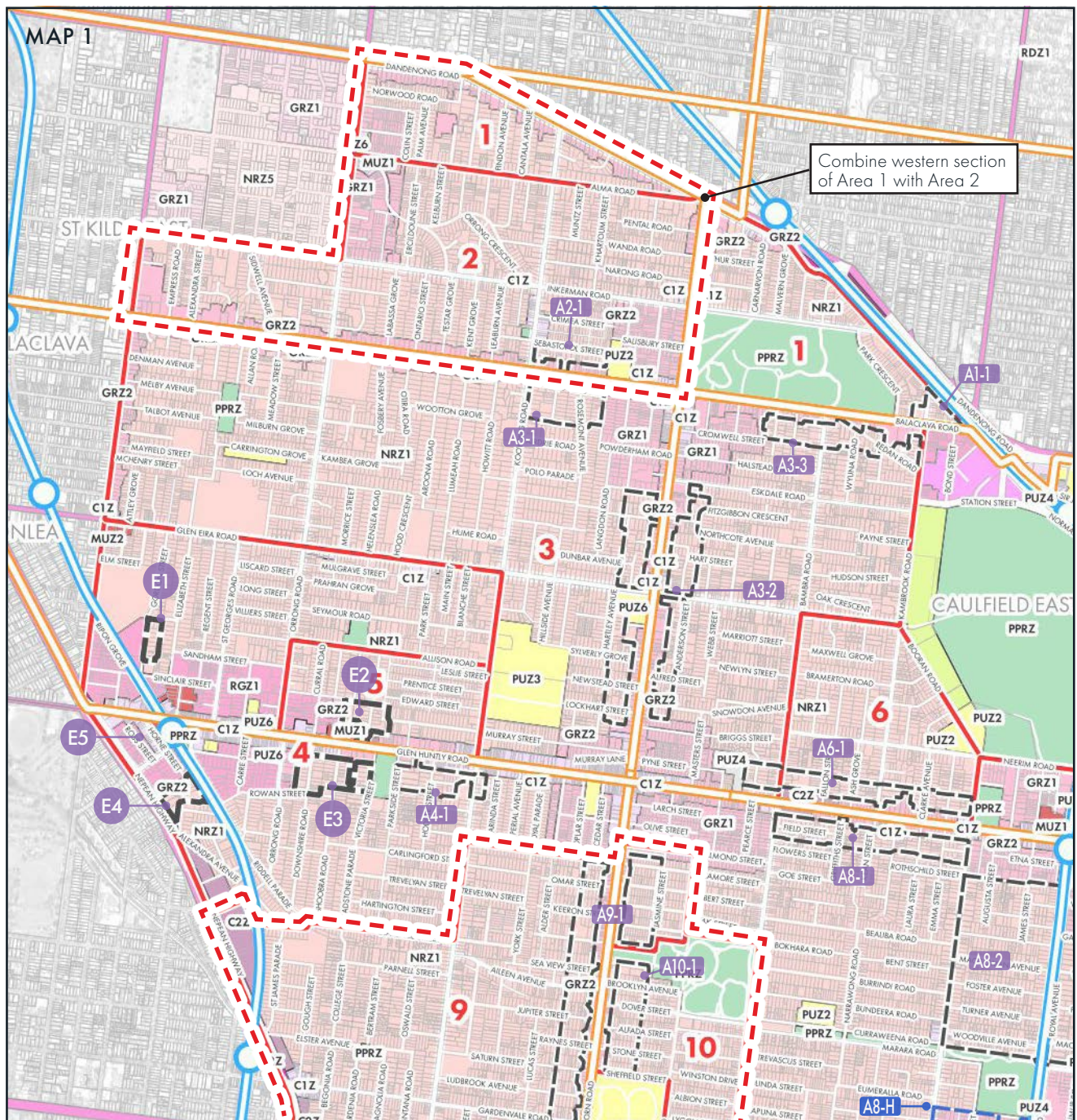


Figure 5. Recommended boundary changes for existing neighbourhood character assessment - Map 1

- Train Stations
- Train Lines
- Tram Route
- Investigation Areas
- 2014 Neighbourhood Character Areas
- Recommended changes to the 2014 Neighbourhood Character Areas
- GRZ Areas with Heritage Overlay for investigation
- A15-2 Part A Investigation Areas
- A13-H GRZ Areas with Heritage Overlay for investigation
- C1 Part B Investigation Areas

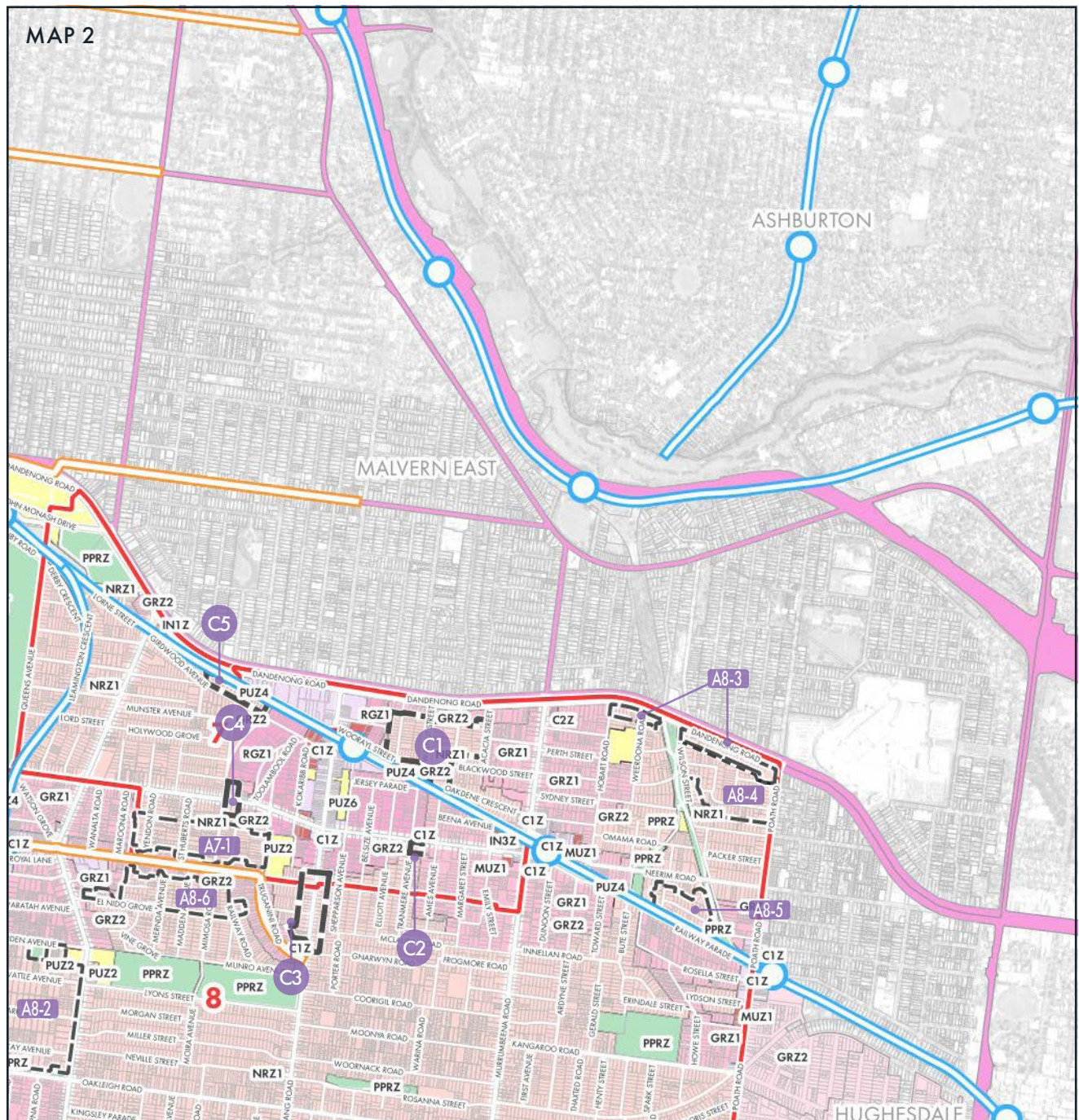










Figure 6. Recommended boundary changes for existing neighbourhood character assessment - Map 2

-  Train Stations
-  Train Lines
-  Tram Route
-  Investigation Areas
-  2014 Neighbourhood Character Areas
-  Recommended changes to the 2014 Neighbourhood Character Areas
-  Part A Investigation Areas
-  Part B Investigation Areas

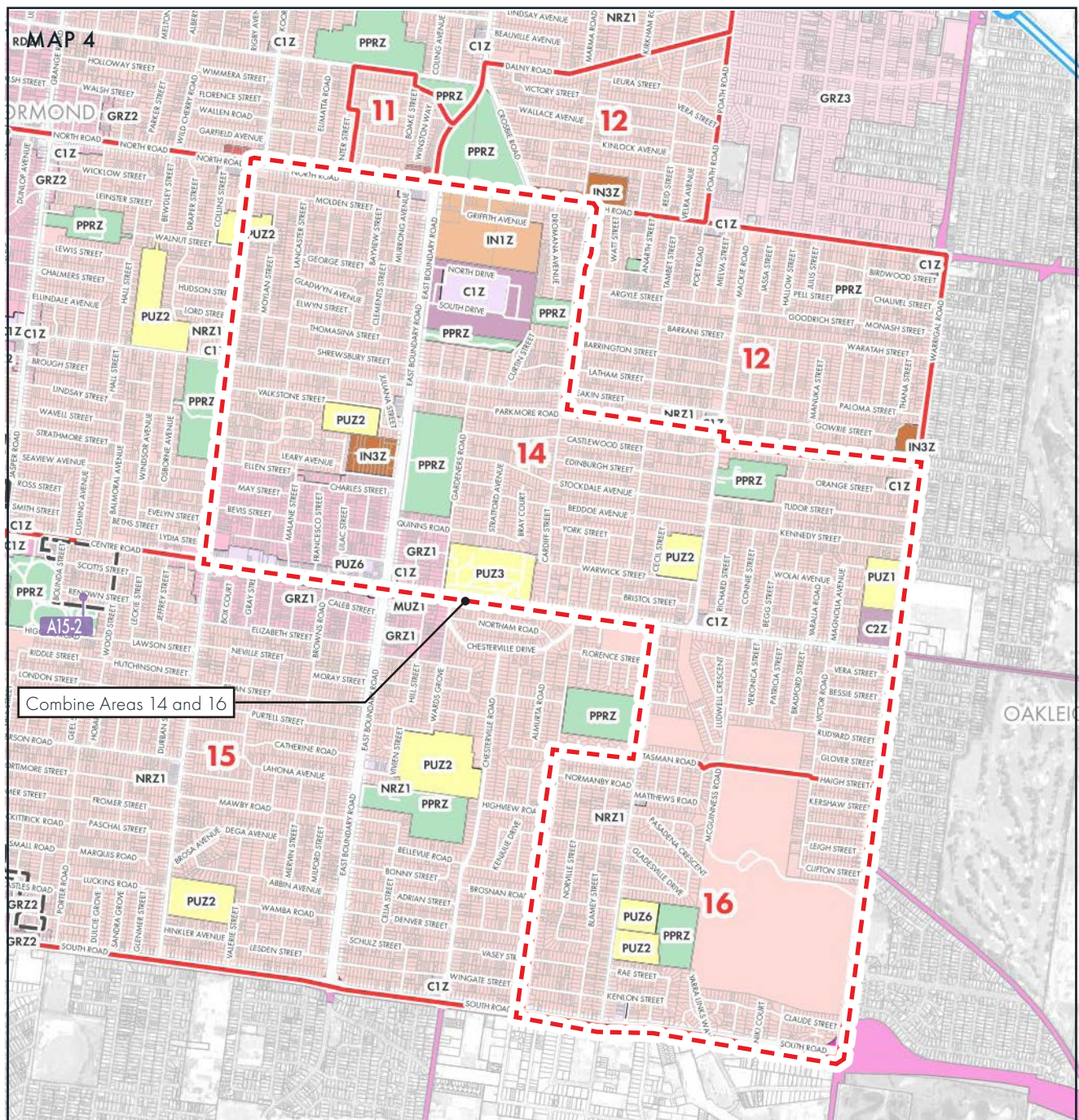


Figure 8. Recommended boundary changes for existing neighbourhood character assessment - Map 4

- Train Stations
- Train Lines
- Tram Route
- - - Investigation Areas
- 2014 Neighbourhood Character Areas
- - - Recommended changes to the 2014 Neighbourhood Character Areas
- A15-2 Part A Investigation Areas
- C1 Part B Investigation Areas

3.5 CHARACTER ELEMENT MAPPING

TOPOGRAPHY - ELEVATION

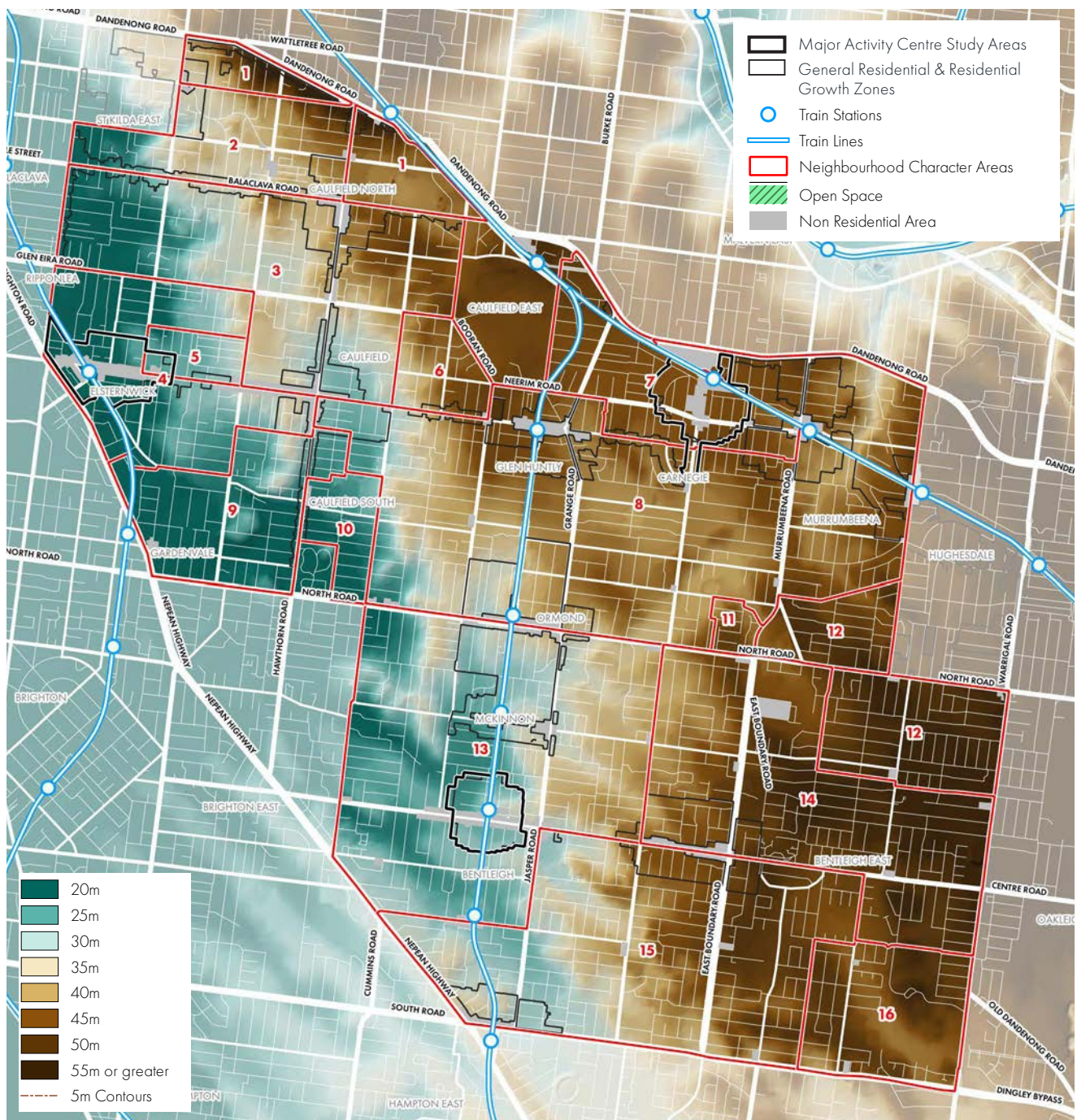


Figure 9. Glen Eira Elevation Map (Source: Tract & VicMap)

Variations in Glen Eira's topography can contribute to the sense of place by providing areas of seclusion or openness. In some instances, it may allow for long distance or short range views, forming a key part of each neighbourhood's character.

Glen Eira's topography is gently undulating, with hilly terrain closer to the bay creating dramatic variation.

Caulfield East, Carnegie and Bentleigh East are located on higher elevated land. Suburbs such as Elsternwick, Caulfield South, McKinnon are situated on lower undulations as the land falls towards the bay.

BUILD YEAR & ARCHITECTURAL ERAS

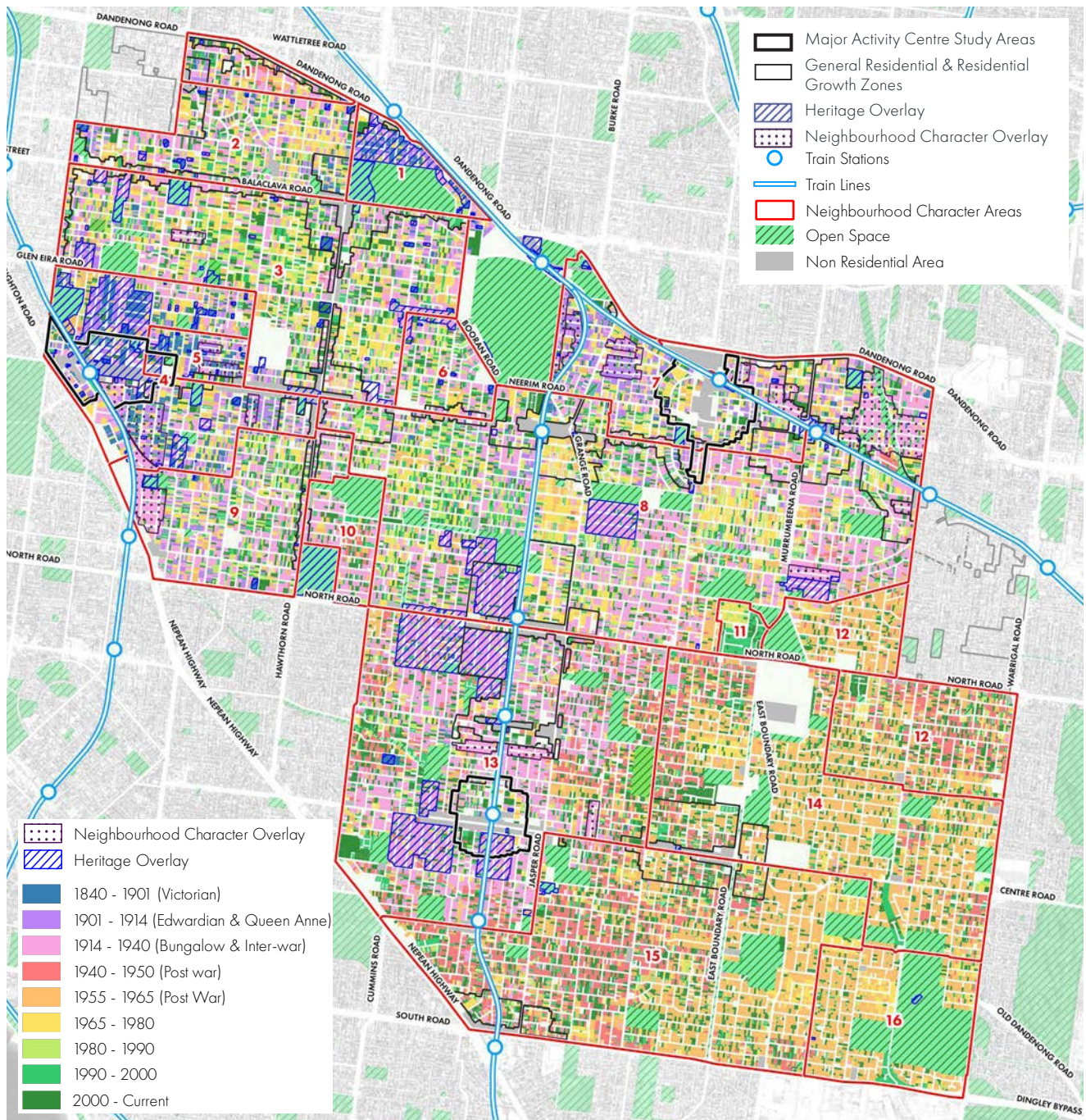


Figure 10. Glen Eira Build Year & Architectural Eras Map (Source: Tract & Glen Eira City Council)

Architectural era is one of the most important elements for defining neighbourhood character. The mapping reveals the pattern of architectural styles and forms through their construction periods across the municipality.

Earlier established suburbs like Elsternwick, Caulfield North and Carnegie have a strong presence of Victorian and Edwardian dwellings.

In particular, these original dwellings are most intact around Elsternwick Major Activity Centre, with the highest intensity of Victorian dwellings across the municipality.

There is a visible belt of Californian bungalows and other inter-war dwellings across Bentleigh, McKinnon, Ormond, Carnegie and Murrumbidgee.

Bentleigh and Bentleigh East, through Areas 12, 14, 15 and 16, have a base of 1940s and post-war dwellings.

Across the entire municipality, there has been significant redevelopment from the post-war period through to the present day. This has come in many forms including single dwellings, side by side townhouses, walk-up apartments and more recent 3-4 storey apartment developments.

CONSTRUCTION ACTIVITY SINCE 2014

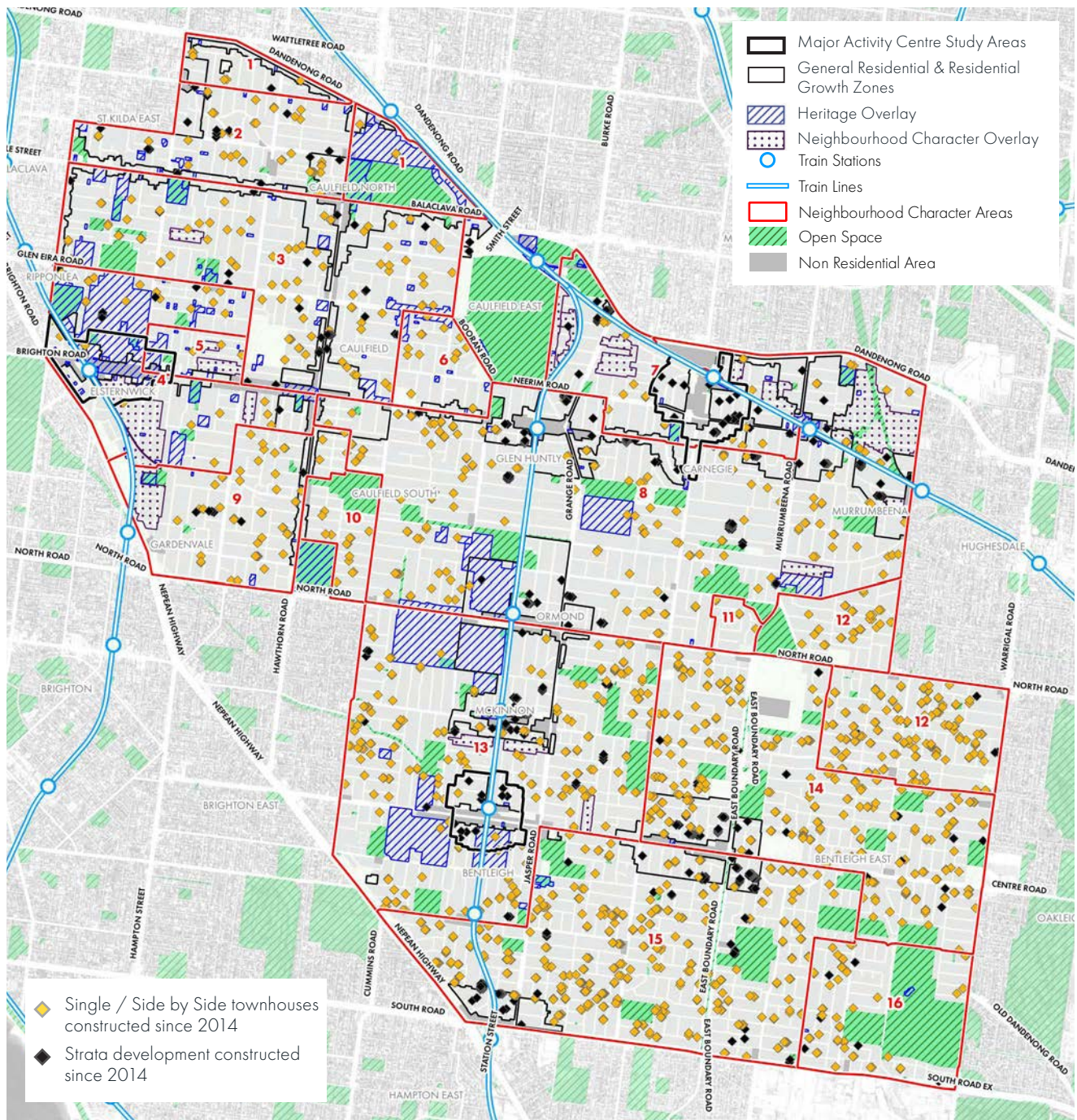


Figure 11. Glen Eira Completed Development since 2014 (Source: Tract & Glen Eira City Council)

Construction activity can impact on the local character through the replacement of original dwellings and the introduction of new dwellings with more intensive built form.

The map above provides a picture of how much change has occurred since the 2014 Character Review. Construction can be observed across the municipality, with the

south-east area such as Bentleigh and Bentleigh East showing a greater amount of construction than other parts of Glen Eira.

The majority of completed developments are single dwellings / side by side townhouses, while strata developments are concentrated along transport corridor or activity centre. This can also be observed in the following permit activity map.

The side by side townhouse development has had an influence on the character of many neighbourhoods, particularly in the south eastern parts of Glen Eira. These buildings tend to have a more prominent street presence than the surrounding detached housing with taller and bulkier forms and reduced side setbacks. Front gardens are well maintained however they generally lack canopy trees.

APPROVED PERMIT ACTIVITY (2016-2021)

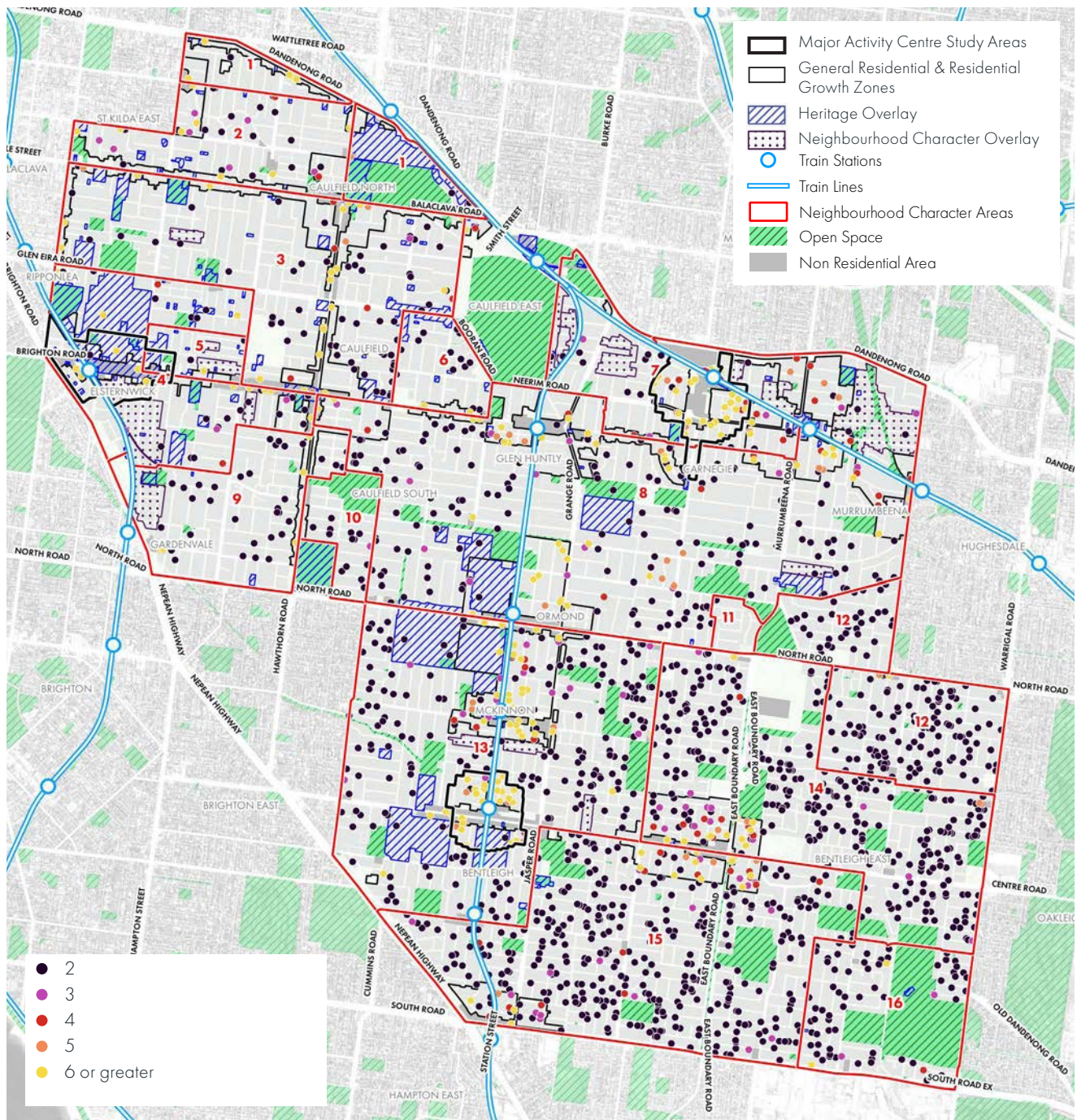


Figure 12. Glen Eira Approved Planning Permits (2016-2021) (Source: Tract & Glen Eira City Council)

The map above shows approved planning permits from 2016-early 2021. This provides a sense of how much change has occurred since the 2014 character assessment and how much is planned to occur.

There has been a significant number of approval for 2 dwellings in the past 5 years, particularly in the south eastern sections of the Glen Eira. These usually take the form

dual occupancy (side-by-side townhouse). There are far fewer permits within the 3 to 5 dwelling range.

Permits with 5 or greater dwellings are typically located within the RGZ or GRZ areas.

BUILDING HEIGHTS

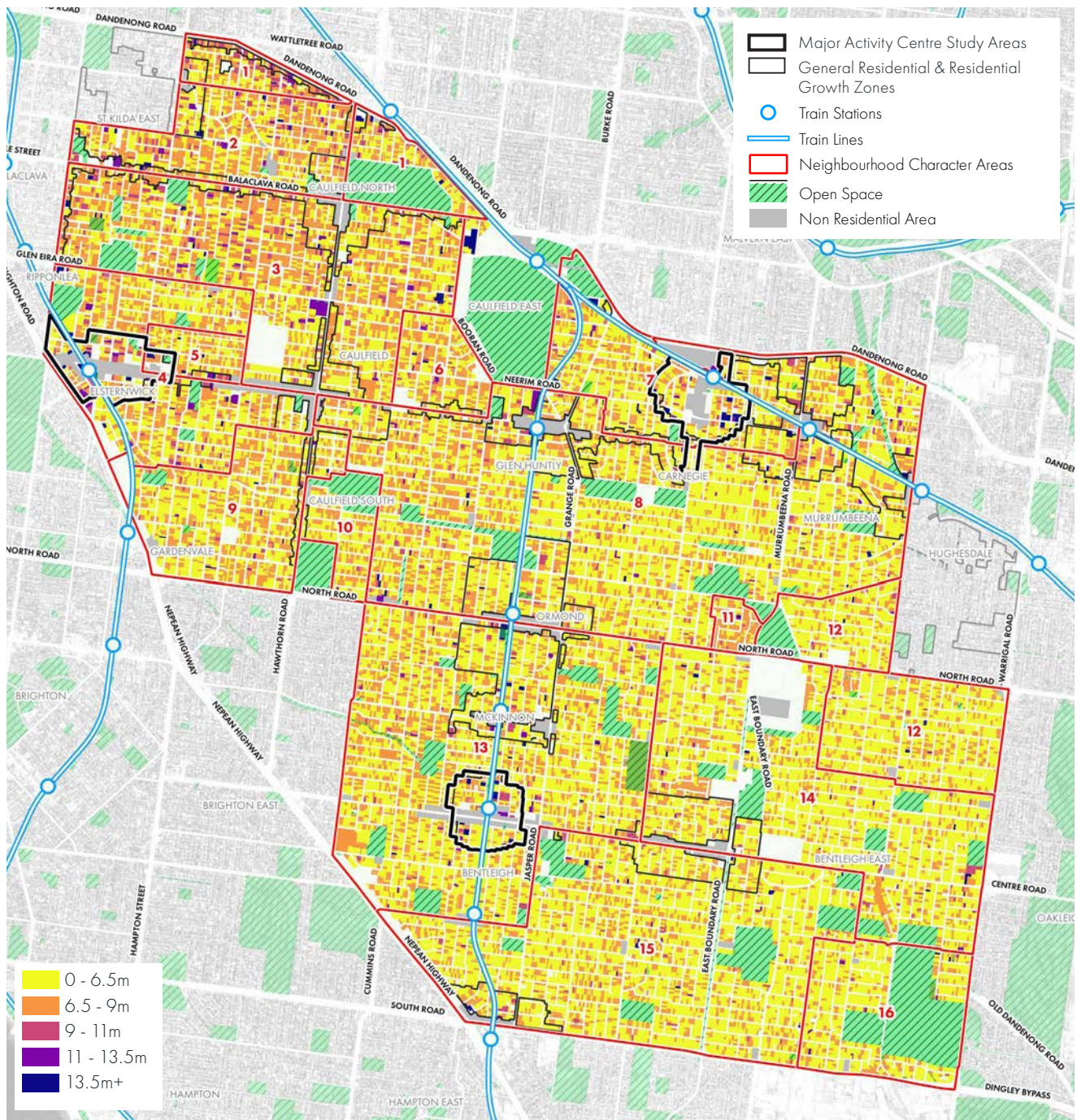


Figure 13. Glen Eira Building Heights Map (Source: Tract & Glen Eira City Council)

Building height is a key neighbourhood character element. The residential areas of Glen Eira are predominantly 1 and 2 storey, which is reflected in Figure above.

The south eastern suburbs of Glen Eira have a strong presence of dwellings under 6.5m responding to the lower single storey building forms of 1940s and post-war dwellings.

In the north-western suburbs including Elsternwick and Caulfield, there is a stronger presence of dwellings with building heights in the range of 6.5 - 9m. This reflects the higher roof forms typically found in Victorian, Edwardian and Californian bungalow homes, as well as the introduction of double storey architecturally designed dwellings and walk-up apartments in those areas.

The northern residential areas also have a great presence of double storey inter-war and post-war dwellings which is reflected in the mapping.

The mapping also shows a small number of buildings over 11m, mainly concentrated within RGZ around Major Activity Centres and along major roads.

LOT SIZES

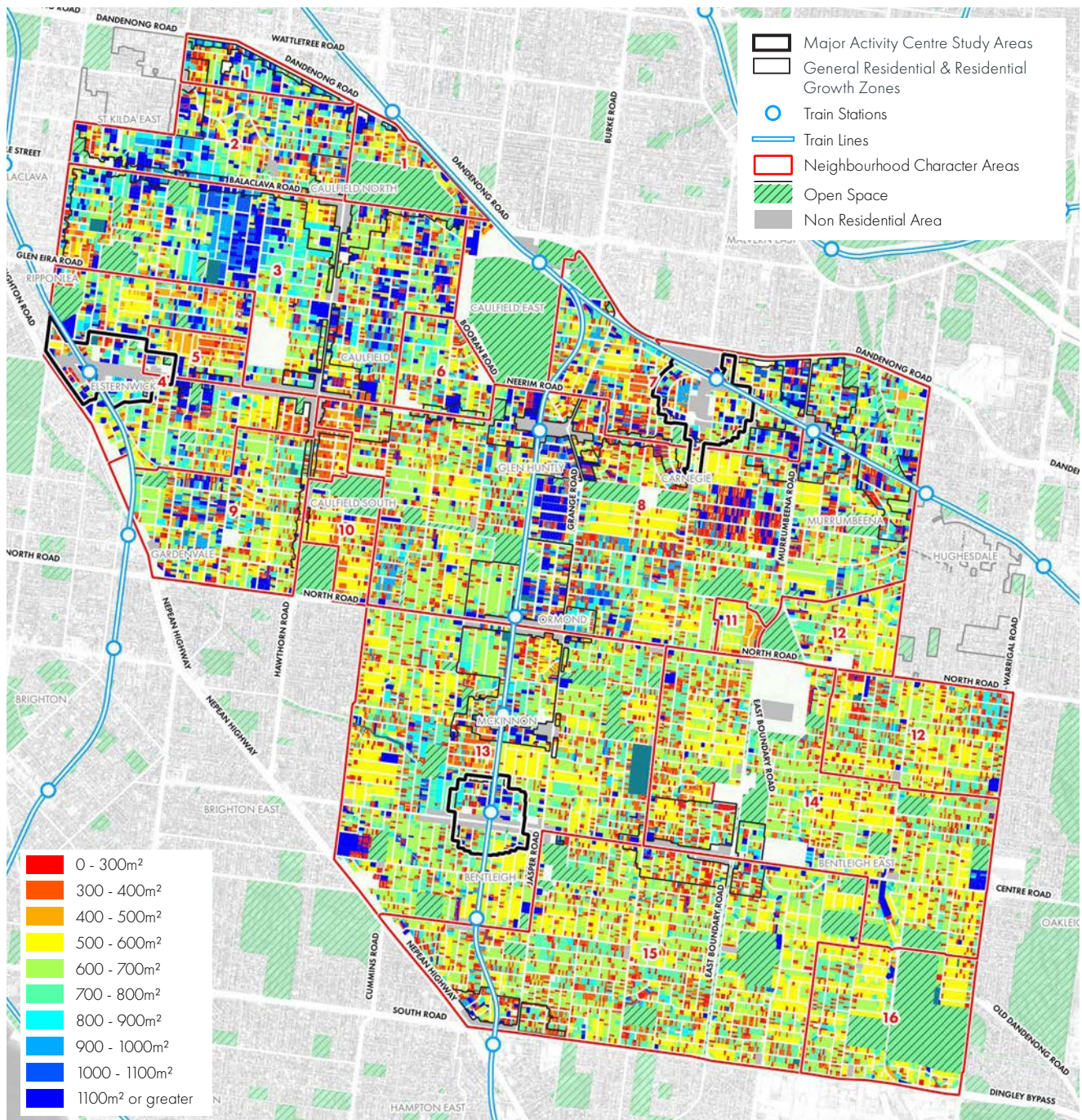


Figure 14. Glen Eira Lot Size Map (Source: Tract & Glen Eira City Council)

Lot size has a relationship to multiple character elements, including lot width, setbacks, site cover and tree cover.

The most common lot sizes within in Glen Eira are the 500 - 650sqm range. This is particularly evident in the later developed suburbs such as Bentleigh and Bentleigh East.

Lot sizes in Caulfield North, Caulfield, Elsternwick are notably larger in many locations, with clusters of lots over 1000sqm. These areas have a leafier character with a strong presence of canopy trees.

Other areas of large lots along main roads and surrounding the activity centres generally have apartment developments.

There are also more urban pockets across the municipality with smaller lot sizes under 400sqm. These are focused around the older areas and generally include Victorian and Edwardian dwellings.

LOT WIDTH

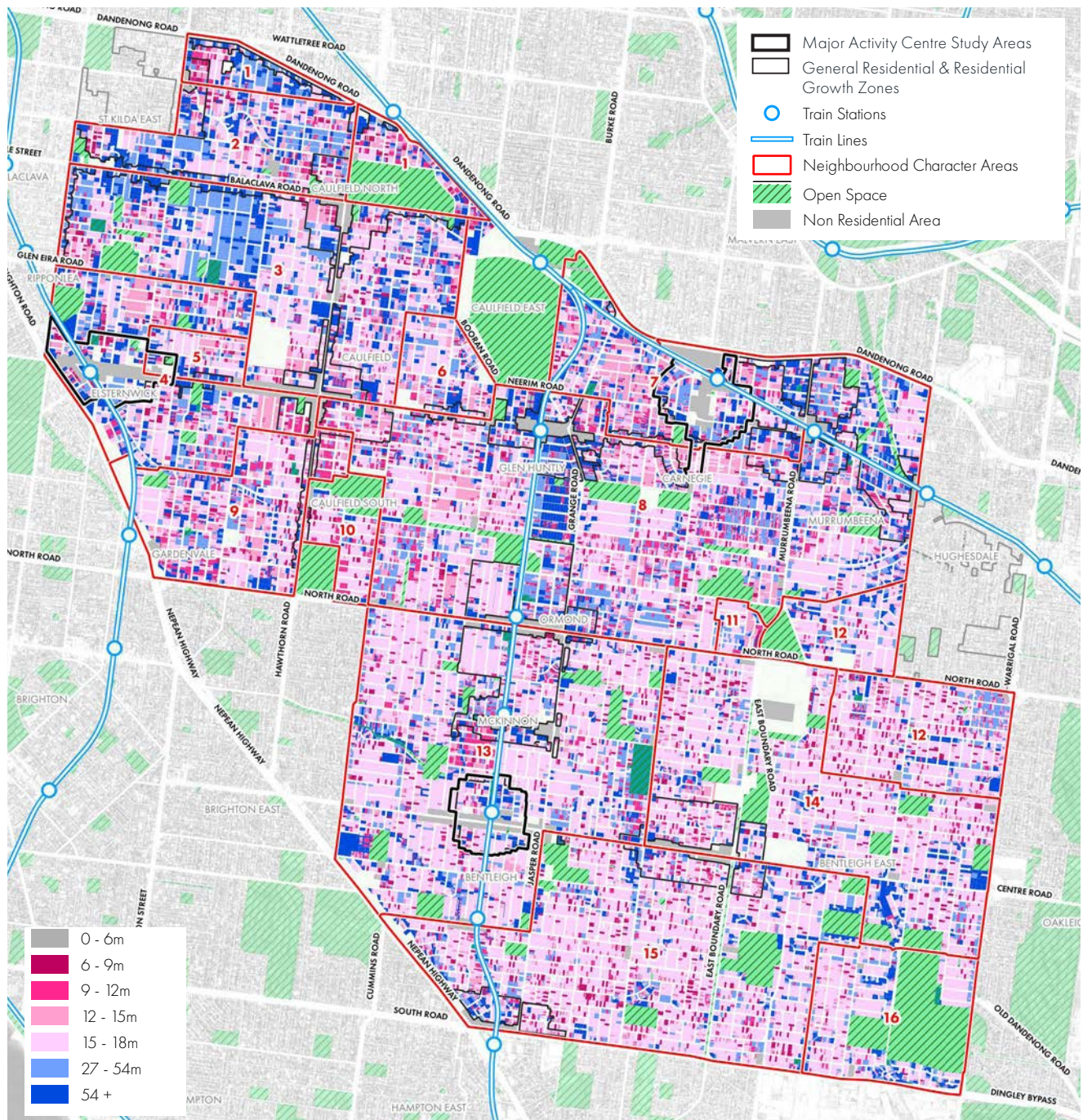


Figure 15. Glen Eira Lot Width Map (Source: Tract & Glen Eira City Council)

Lot width impacts on the rhythm and spacing of dwellings within a street.

The majority of lot widths across the municipality sit within the 15-18m range.

Wider lots are more common in Elsternwick, Caulfield, Glen Huntly and Carnegie. A pocket south of Balaclava Road has consistently large lot widths, where a distinct

presence of architecturally-designed dwellings from the 1960s and 1970s exists.

There are areas in Elsternwick, Carnegie and Caulfield North where Edwardian and Victorian dwellings on smaller lots are common, displaying a fine-grain rhythm.

Pockets with dual occupancy (side-by-side townhouses) and villa subdivisions also have a fine-grain character, often found in Bentleigh, Bentleigh East and west of Murrumbeena Road.

STREET SETBACKS

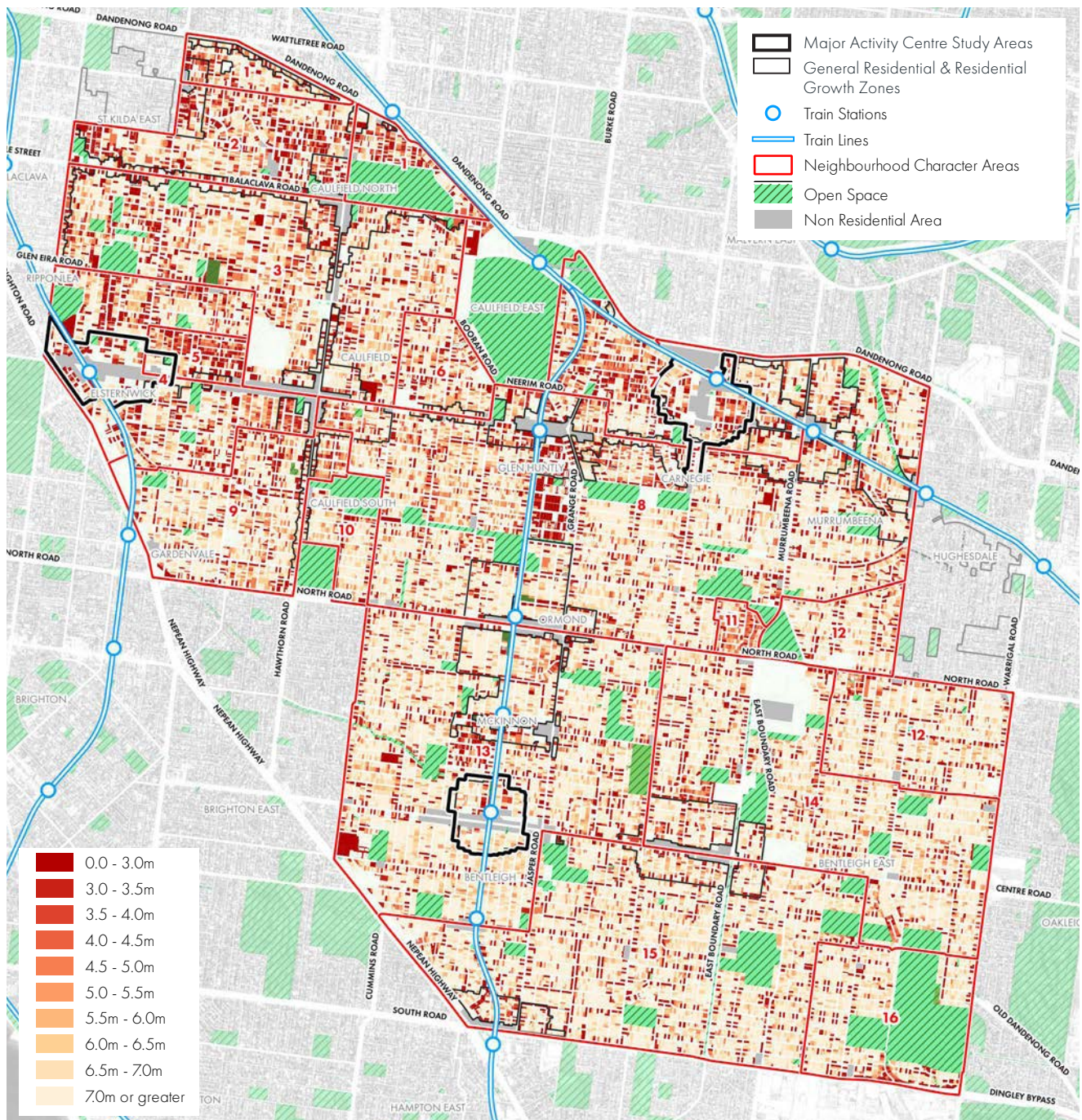


Figure 16. Glen Eira Street Setbacks Map (Source: Tract & Glen Eira City Council)

Street setback makes an important contribution to the feel of a street. Large setbacks generally creates a more open character and provides more room for tree plantings, while small setbacks create a more enclosed character where buildings have more of a presence in the streetscape.

Street setbacks in Glen Eira are typically greater than 7m in the municipality, reflecting the garden suburban character. There is a correlation between lots sizes and street setbacks when comparing the two analysis maps.

With lot sizes smaller than 400sqm, street setbacks are typically 4m or smaller. They can be found in

pockets along Glen Huntly Road in Elsternwick, pockets in Caulfield North as well as Carnegie.

Areas with significant infill developments also have smaller street setbacks. Such example can be found in the pocket bound by the railway and Grange Road inn Glen Huntly.

BUILDING SITE COVERAGE

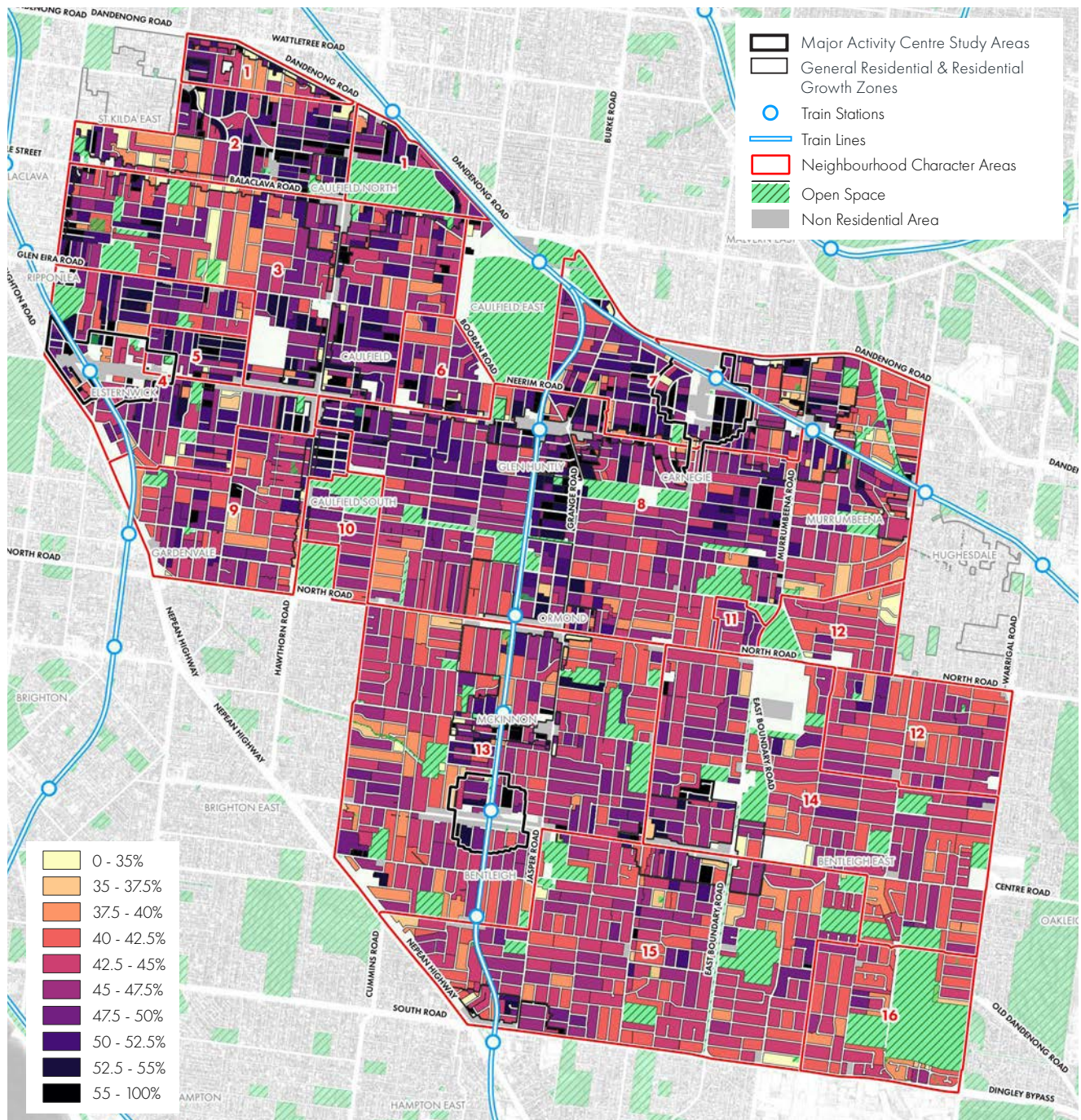


Figure 17. Glen Eira Building Site Coverage Map (Source: Tract & Glen Eira City Council)

Building site coverage demonstrates the percentage of a site that is covered by buildings. It has a relationship to the spaciousness of a neighbourhood and often tree cover within a neighbourhood.

Building site coverage has been aggregated to the street block level to provide an overall sense of site cover within a streetscape and landscape opportunities.

Generally, the south eastern suburbs of Glen Eira have lower building site coverage profile, with a median 40% in Bentleigh and Bentleigh East. This is due to the standard lot sizes and relatively modest buildings.

Northern suburbs such as Elsternwick, Caulfield, Caulfield North, Glen Huntly and Carnegie

have higher lot coverage, typically around a median of 50%.

Higher site coverage also correlates with transport corridors, with greater intensity along the railway line, as well as tram routes on Hawthorn Road and Glen Huntly Road.

TREE COVER - STREETSCAPES

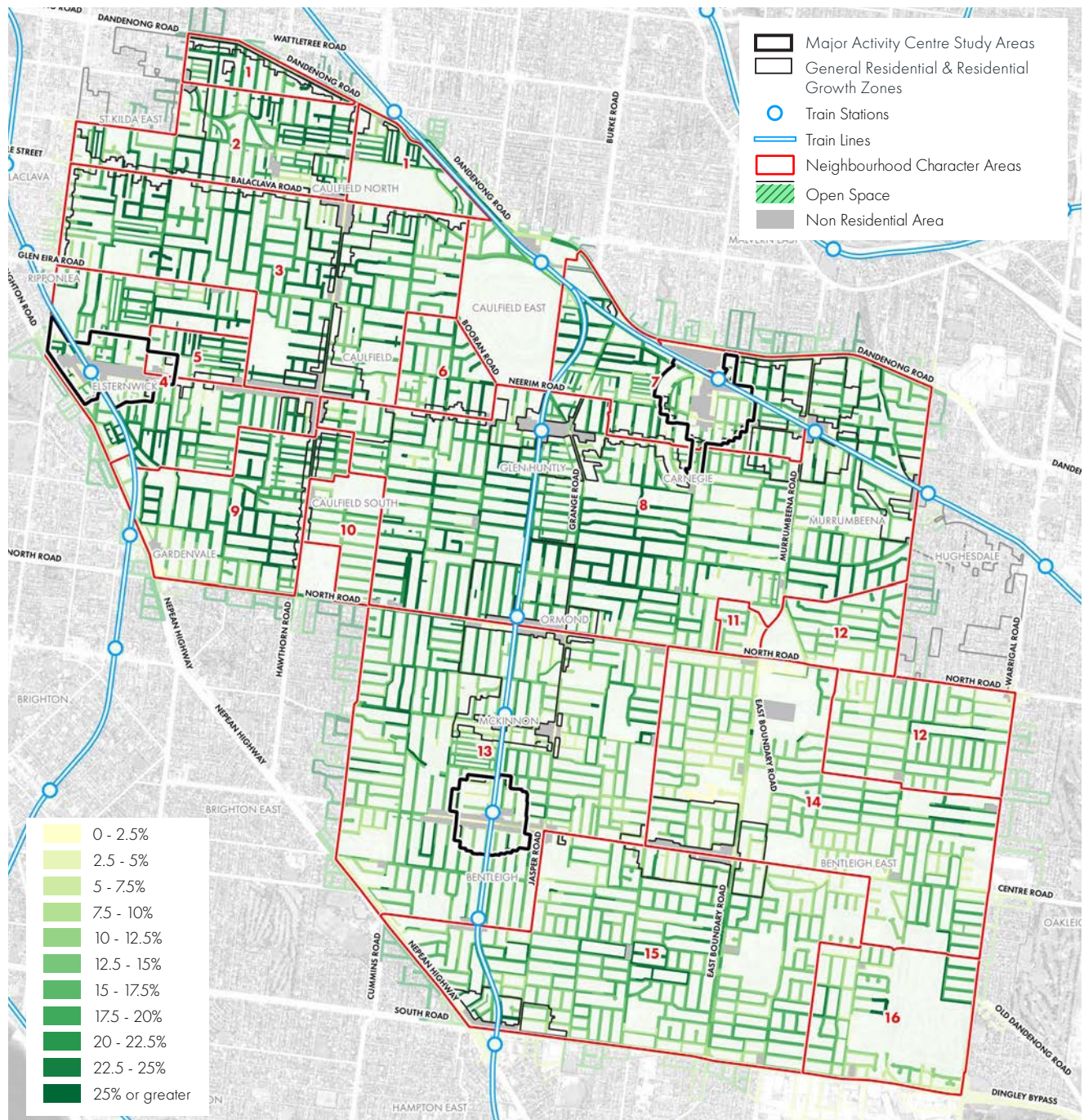


Figure 18. Glen Eira Tree Cover - Streetscapes Map (Source: Tract & Glen Eira City Council)

Street trees make a key contribution to neighbourhood character. The mapping above analyses percentage of tree cover within streetscapes across Glen Eira.

The mapping shows the street tree cover in the south-eastern suburbs

of Bentleigh, Bentleigh East and McKinnon are typically lower, at around 10% or below.

Tree cover intensifies in the north-western areas of Glen Eira,

particularly in Ormond, Elsternwick, Caulfield South, Caulfield and Caulfield North, where coverage is between 20% to 25%. This reflects the earlier establishment of these areas.

TREE COVER - RESIDENTIAL LOTS

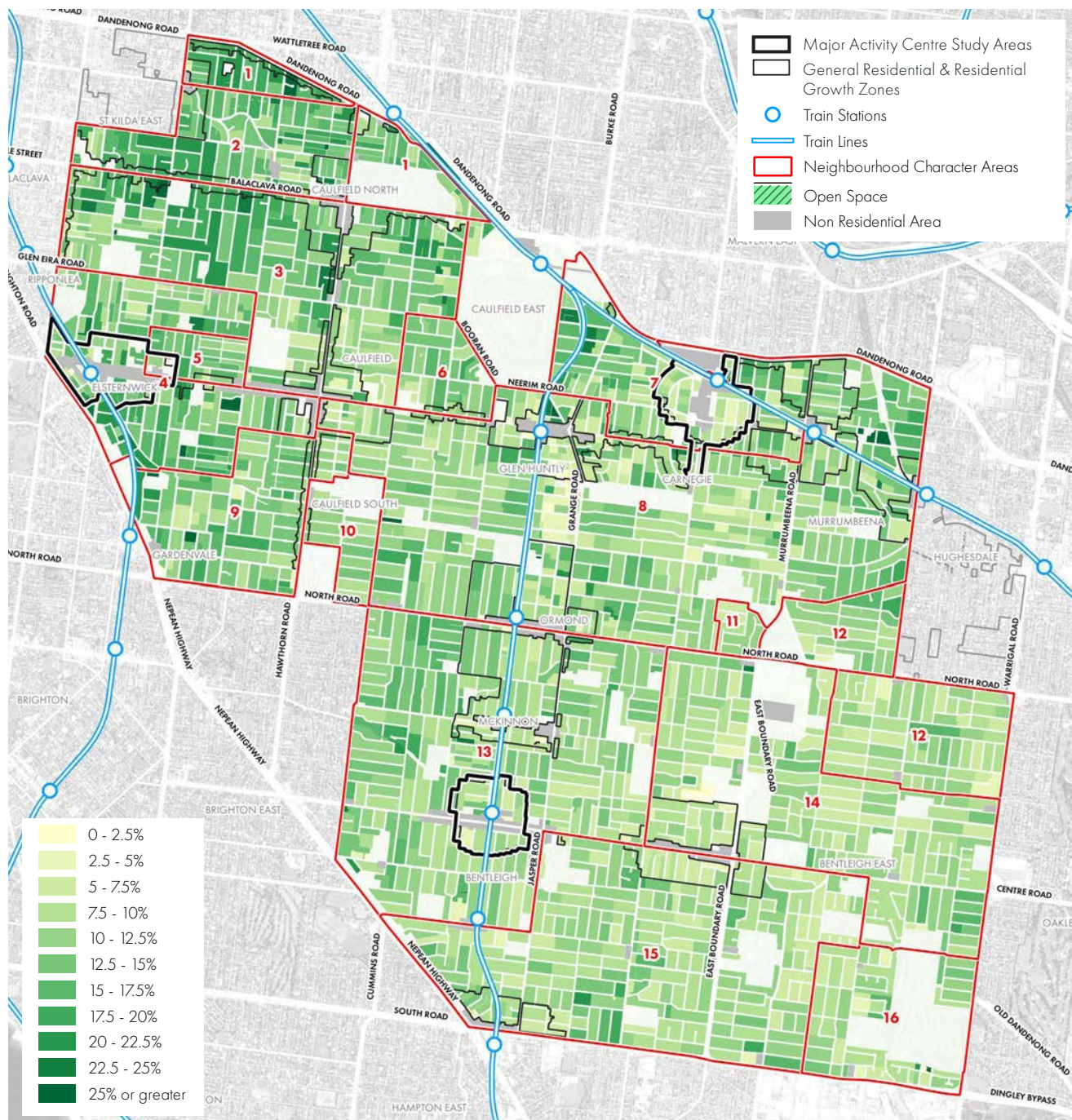


Figure 19. Glen Eira Tree Cover - Residential Lots Map (Source: Tract & Glen Eira City Council)

Tree cover on residential properties is a key character element, which contributes to the leafiness of neighbourhoods. The mapping above analyses the percentage of tree cover within street blocks.

Similar to street tree cover, south-eastern suburbs such as Bentleigh and Bentleigh East have a lower

cover, typically between 5% to 10%. There are multiple influencing factors, including the later establishment of these suburbs and less established trees, as well as extensive hard surfaces and large driveways are more common in these areas.

Tree cover intensifies in the northern and north-western areas of Glen Eira, particularly in Ormond, Elsterwick, Caulfield South, Caulfield and Caulfield North, where coverage is between 15% to 20%.

3.6 AREA 1: CAULFIELD NORTH (NORTH OF ALMA)

3.6.1 AREA 1 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 1 is located within Caulfield North and split into two areas east and west of Hawthorn Road. This area has a garden suburban character with a Victorian and Edwardian base.

The original dwellings are a key feature of this area, particularly east of Hawthorn Road which contains a significant number of Victorian and Edwardian dwellings. The streetscapes in this area have a more compact feel with narrower streets, smaller lots of between 300 and 500sq.m and smaller front setbacks of less than 6m.

West of Hawthorn Road, double storey inter-war era dwellings are interspersed with more recent double storey dwellings. Properties are generally larger with substantial gardens set behind high fences in many streets. Despite the high front fences, the area maintains a spacious and leafy feel with substantial street trees.

There is a small pocket in the western section of Area 1 with a more inner urban character with smaller lot sizes and a stronger presence of Edwardian dwellings.

The main road frontages within Area 1 have a stronger presence of apartment development, which is generally three storeys with wider building forms.

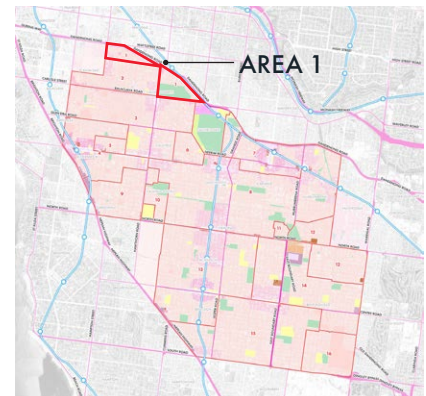


Figure 21. Character Area location Plan

Area 1 includes properties within the NRZ1, GRZ1, GRZ2 and GRZ3. Schedule 14 to the Heritage Overlay (HO14) applies to the majority of properties east of Hawthorn Road as part of the 'Caulfield North Estate and Environs'. This area contains a substantial number of Victorian era dwellings.

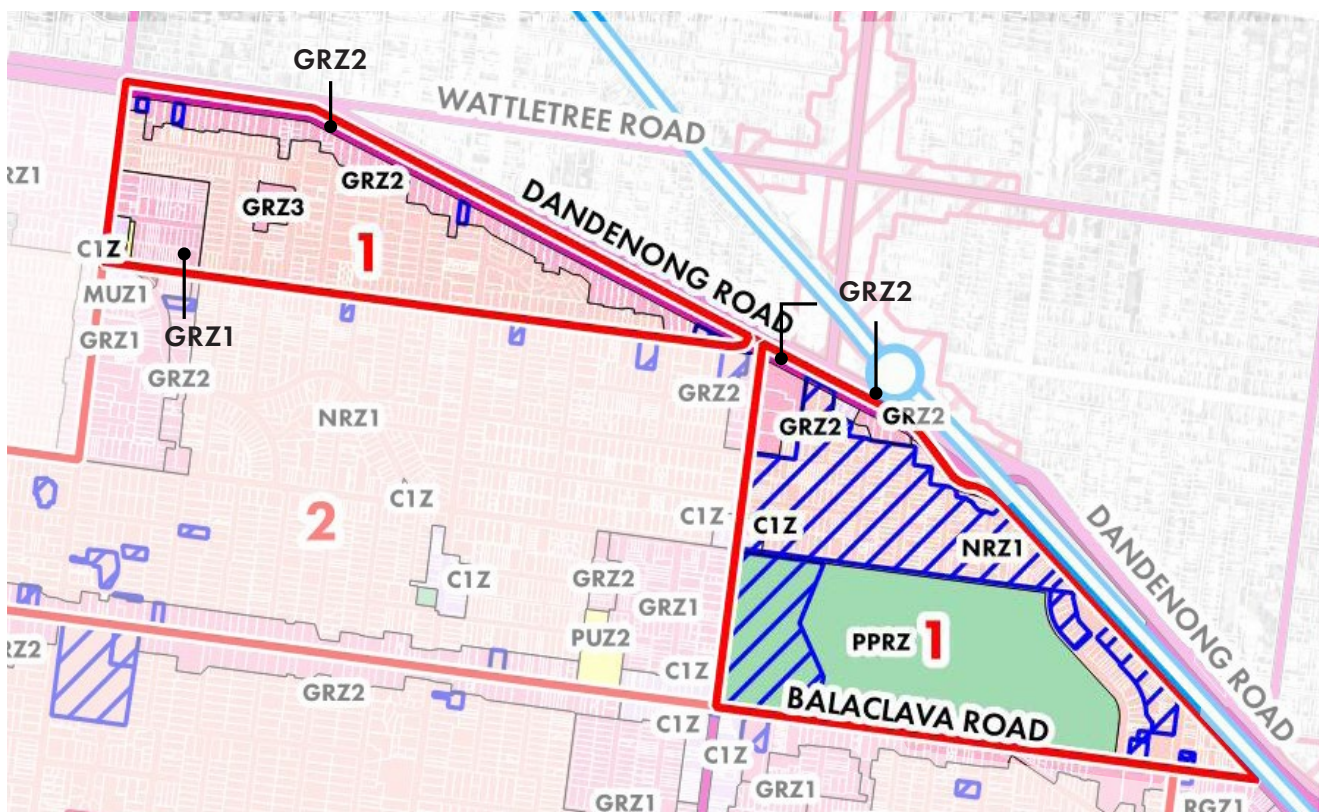


Figure 20. Area 1 - Planning Zones and Overlays

General Residential Zone
Neighbourhood Residential Zone
Heritage Overlay

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 1. These characteristics have been reviewed and additional key characteristics for Area 1 have been added in the next section.

Victorian / Edwardian garden suburban base with modern overbuilding

- This area has a Victorian and Edwardian base, with many buildings of this era still present. There is also a large amount of inter-war development.
- A lot of post 1960s overbuilding has occurred, including multi-storey walk up flats, and the area has a mixed character as a result.
- Cantala Avenue, Findon Avenue and Waioira Road have a number of Moderne style flats which are potentially significant C20th architectural heritage.
- There is a range of lot sizes throughout. Some streets are distinguished by an "inner urban" character type comprising smaller lots, tighter street spaces and compact dwelling types of cottages, terraces or flats.
- Elsewhere, buildings are detached dwellings with front and side setbacks.
- Buildings are often constructed of brick, however timber buildings are also evident.
- Pitched tiled roofs predominate.

- The area generally has a leafy quality with well-established gardens (despite small areas for planting in some) and regular planting of street trees. Some private gardens include substantial trees and several streets are defined by their avenue planting.



Image 1. Edwardian dwelling on Mayfield Grove

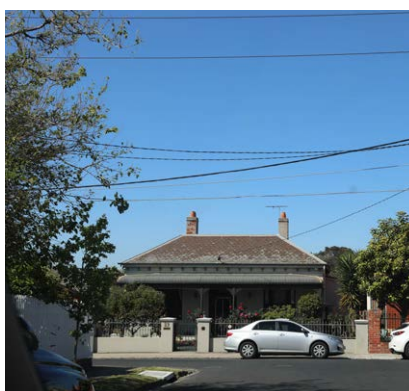


Image 2. Victorian dwelling on Arthur Street



Image 3. Double-storey walk-up apartment on Findon Avenue



Image 4. Post-war dwelling on Lucan Street



Image 5. Edwardian dwelling on Glenferrie Street

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following additional key characteristics have been identified for Area 1.

Character Element	Description
Architectural Eras	Significant number of Victorian and Edwardian dwellings, with some inter-war dwellings and 1960s overbuilding in the form of walk-up apartment buildings. The GRZ1 Area includes a stronger presence of Edwardian and inter-war dwellings with some remaining Victorian dwellings and recent development. The GRZ2 area along Dandenong Road includes a significant number of three storey apartment buildings developed over a range of periods from inter-war, post-war and recent.
Building Heights	Building heights are predominately 1-2 storeys, with taller buildings of up to 3 storeys located along Kooyong and Dandenong Roads.
Building Forms	Detached Victorian and Edwardian dwellings contribute to a fine-grain structure, with a mix of front setback depths. Inter-war dwellings and post-war walk-ups tend to be double storey with wider forms. There are also examples of single fronted Victorian dwellings with narrow forms.
Roof Forms	Original dwellings have pitched roof forms with a mix of hipped and gable ends. Walk-up apartments and recent developments generally have flat rooflines.
Building Materials	Mix of timber and brick for walls. Roofing is a mix of tiles and iron.
Lot Sizes	Lot sizes are mixed, commonly between 300sq.m to 800sq.m. Larger lots between 600 and 800sq.m are located west of Hawthorn Road. Victorian and Edwardian dwellings are located on smaller lots between 300 and 500sq.m
Site Coverage	Building site coverage varies. While strata sites generally have site coverage of over 55%, properties with original dwellings tend to be less than 40%.
Front Setbacks	The depth of front setbacks are mixed and relate to lot size. They are typically between 2.5m to 8m. Properties with more generous front setbacks (7m and greater) are predominantly located along Kooyong Road, Cantala Avenue, Findon Avenue, Waiora Road and Malonga Court. Small lots tend to have smaller setbacks if 3-4m
Side Setbacks	Many dwellings generally have 3m side setbacks on one side for vehicle access and 1m on the other. Narrow fronted Victorian and Edwardian dwellings have smaller side setbacks of 1-1.5m to each boundary. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings or within the front set back. Double-storey walk-up apartments have at-grade and undercroft parking within front or side setbacks, while newer apartments have basement car parking.
Gardens	The area has a leafy feel despite the mix of front garden sizes. Canopy cover for lots to the north and east of Caulfield Park range typically between 5 – 15%. Lots to the north of Alma Road generally have more canopy coverage (ranging from 10 – 22.5%), with lots around Malonga Court achieving 25% or greater tree cover.
Front Fencing	Mixed materials and heights. Fences include low brick, medium height timber picket and high, solid fences.
Streetscapes	Street tree planting is mixed. Where larger trees exist, they contribute to the overall leafy character of the area.

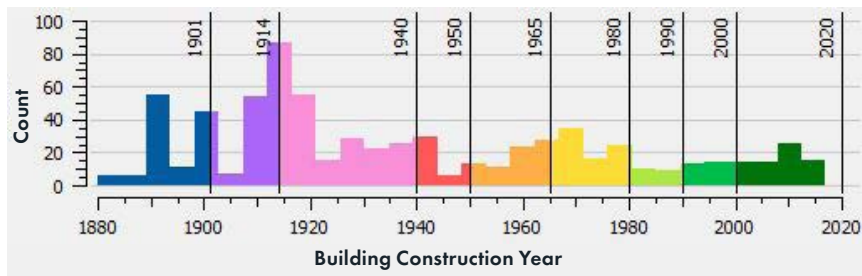


Figure 22. Graph showing the distribution of building construction year across Area 1.

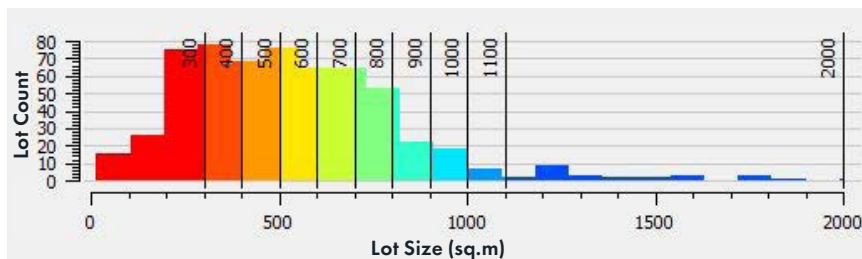


Figure 23. Graph showing the distribution of lot sizes across Area 1.

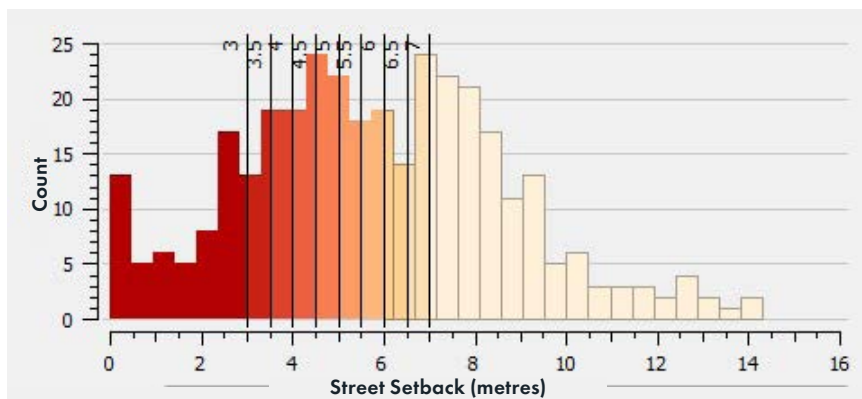


Figure 24. Graph showing the distribution of street setbacks across Area 1.

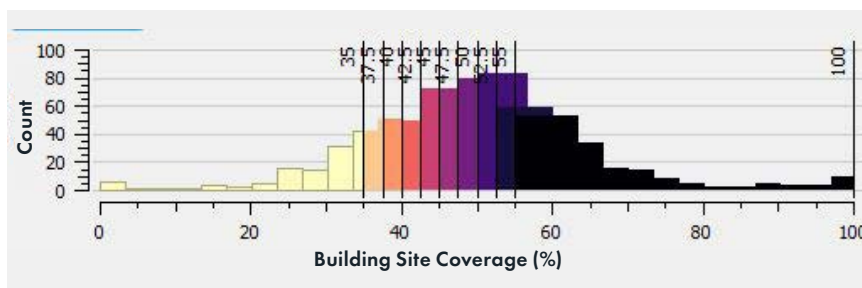


Figure 25. Graph showing the distribution of building site coverage across Area 1.

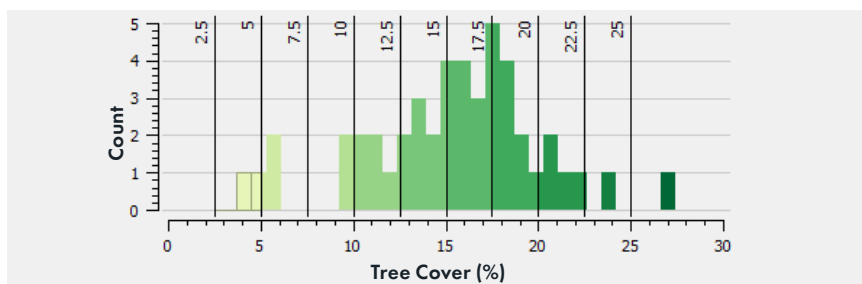


Figure 26. Graph showing the distribution of tree cover across residential street blocks across residential street blocks in Area 1.



Image 6. Street trees on Carnarvon Road



Image 7. Front garden on Alma Road



Image 8. Street trees on Arthur Street

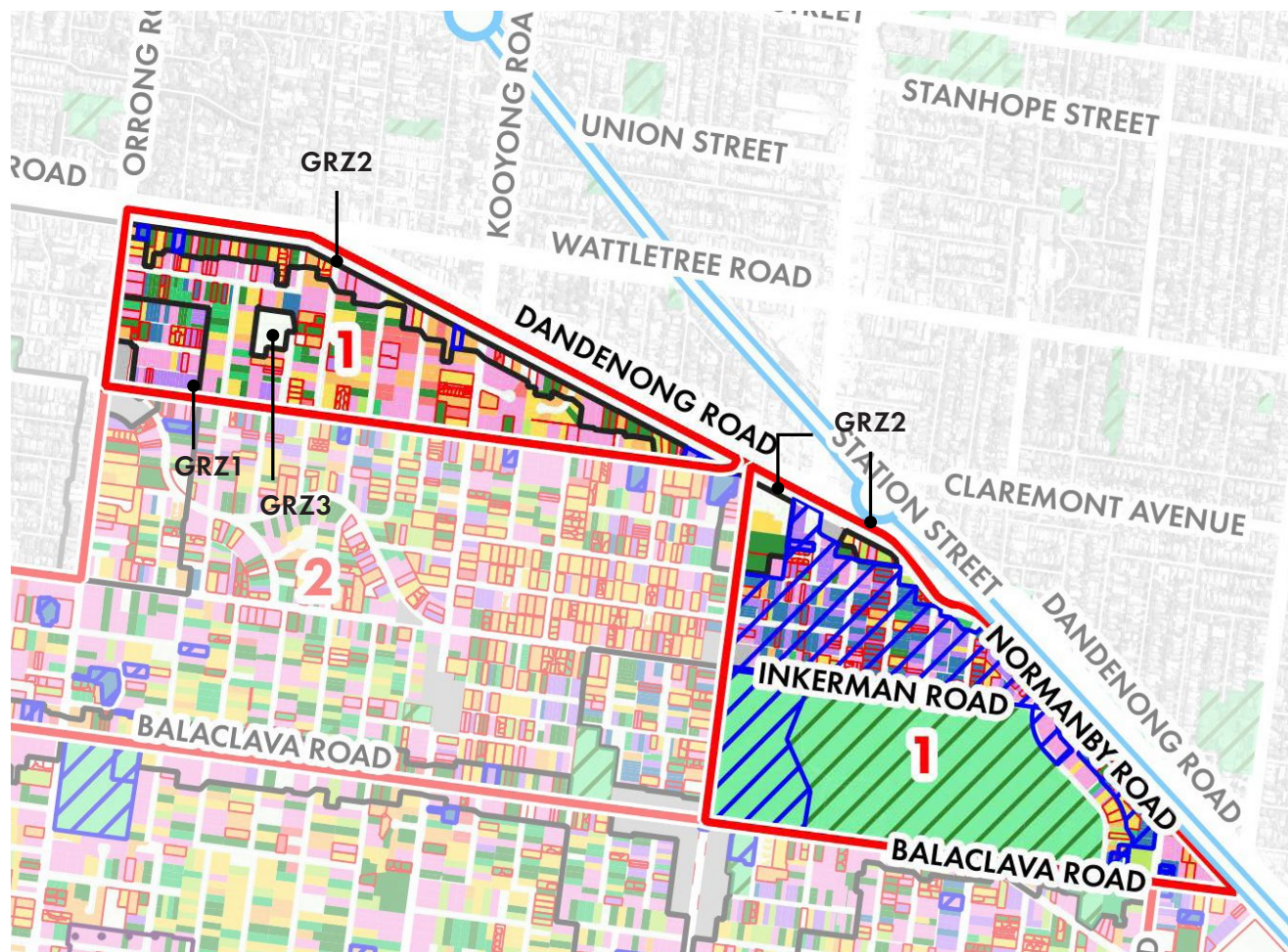


Figure 27. Area 1 - Build year and Architectural Areas

Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

Development activity has generally been limited across Area 1:

- The majority of recent development (2000 - now) has occurred near major roads including Dandenong Road, Hawthorn Road and Orrong Road and within areas zoned GRZ2.
- Permits approved between 2016 - 2021 are for a mix of dwelling numbers. Typically permits for developments of 5 or more dwellings are concentrated along Dandenong Road, Hawthorn Road and Orrong Road and within areas zoned GRZ.
- A pocket of GRZ3 zoned land at the end of Wilks Street has been developed with contemporary townhouse and apartments.
- Permits / recent developments are mostly located to the west of Hawthorn Road, where a heritage overlay applies.

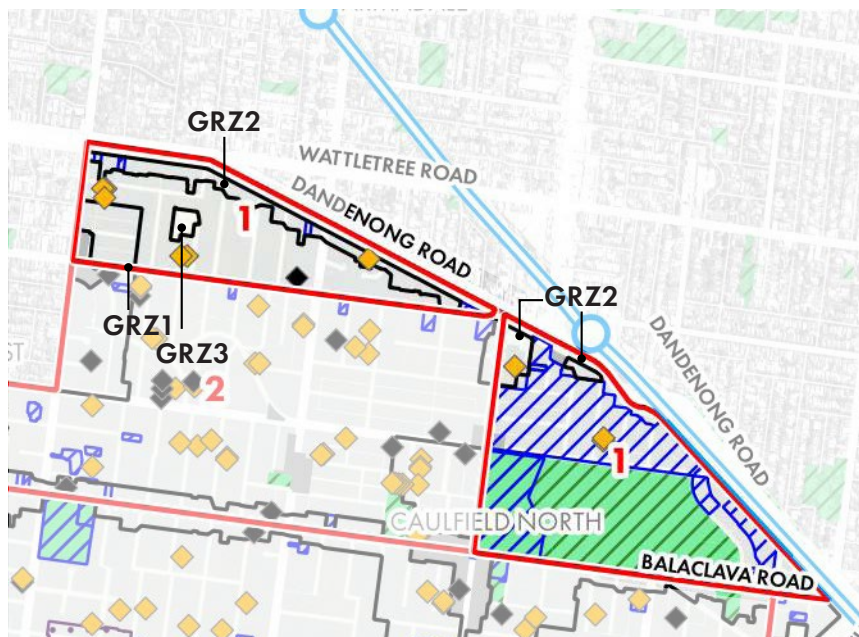


Figure 28. Area 1 Completed Development since 2014

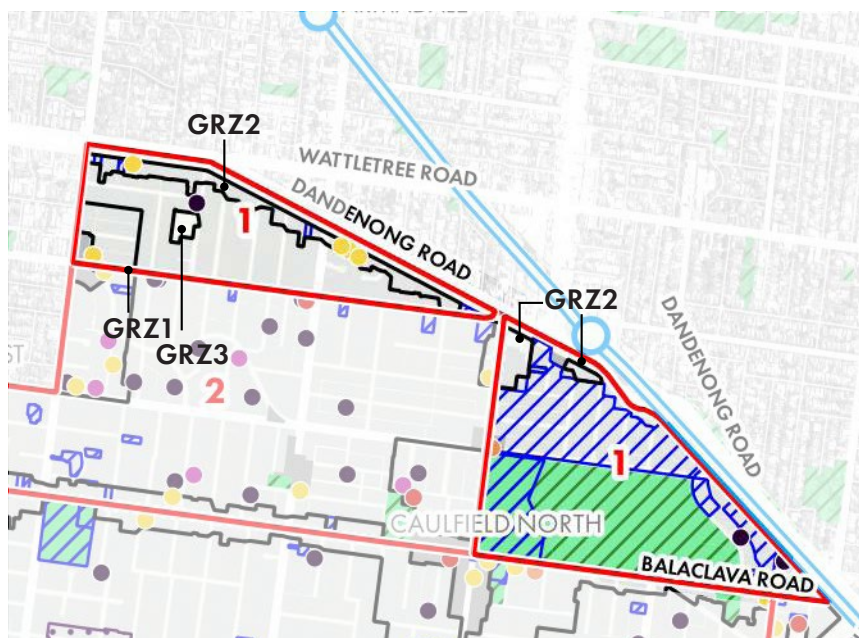


Figure 29. Area 1 Planning Permits since (2016-2021)



Image 9. Recent Development on Dandenong Road

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater



Image 10. Victorian dwelling on Normanby Road



Image 11. Edwardian dwelling on Alma Road



Image 12. Edwardian dwellings on Lucan Street



Image 13. Victorian dwelling on Mayfield Grove

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The key characteristics identified in the 2014 Character Review for Area 1 are generally appropriate, as the area continues to have a Victorian and Edwardian garden suburban base however they should be supplemented with the updated table of key characteristics in this assessment.

The boundary of Area 1 requires review due to the varying conditions within the Area.

Area 1 is described as having a strong Victorian and Edwardian base. This is appropriate for the area east of Hawthorn Road and the small GRZ1 area in the western section of Area 1, which have more compact, urban forms and a strong presence of Victorian and Edwardian dwellings.

However the majority of Area 1 west of Hawthorn Road includes only a very small number of Victorian and Edwardian dwellings. Double storey inter-war dwellings are the predominant original dwellings within this area. There has been some replacement with post-war and recent, contemporary dwellings. Lots are also much larger in this section.

The western section of Area 1 shares common characteristics with Area 2, particularly in terms of architectural era, lot size and tree cover. It is therefore recommended that the western section is combined with Area 2.

The GRZ1 section of Area 1 has a strong Edwardian base however it is likely to undergo more change as it is zoned GRZ. Including this section in Area 2 is also considered appropriate.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding across Area 1, the character type of this area is recommended to be renamed as **Garden Suburban - Victorian / Edwardian Base with modern and contemporary overbuilding.**

3.6.2 AREA 1 - INVESTIGATION AREAS

INVESTIGATION AREA A1-1

Assessment

The Housing Strategy has identified this area as a potential housing opportunity area for units and townhouses because of its proximity to tram stops on Balaclava Road and larger lot sizes. It includes properties bound by Balaclava Road, Kambrook Road and Normanby Road.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras are mixed across the investigation area. Original Victorian, Edwardian, Californian bungalows and inter-war dwellings are interspersed with post war walk-ups and one 1980s townhouse development on the corner of Balaclava and Kambrook Road.

The mix of lot sizes and lot configurations also contributes to variations in the streetscapes. Many lots have narrow frontages with semi-attached dwelling forms.

Front setbacks are generally less than 5m which has resulted in compact front gardens with limited presence of trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 2.

Recommendation

Because of the strategic location, the mixed architectural styles and forms, as well as the limited presence of canopy trees, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with villa units and townhouses would not have a significant impact as the dwelling eras and forms are already mixed.

Existing dwellings have a relatively high site coverage because of the smaller lot sizes, therefore redevelopment will have minimal impact on landscaping opportunities. Compact front setbacks will be maintained providing opportunities for tree planting to provide further greening of the streetscapes.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 16. Double-storey walk-up apartments on Normanby Road



Image 17. Single and double storey buildings on Alma Road

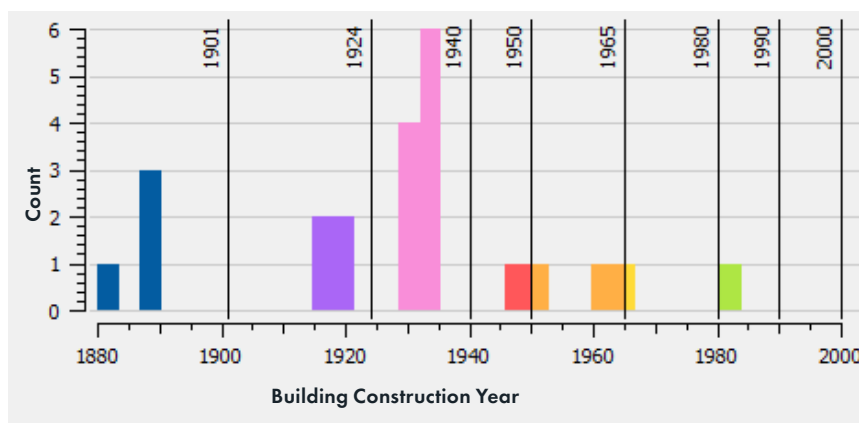


Figure 30. Graph showing the distribution of building construction year across Area 1 - Investigation Area 1

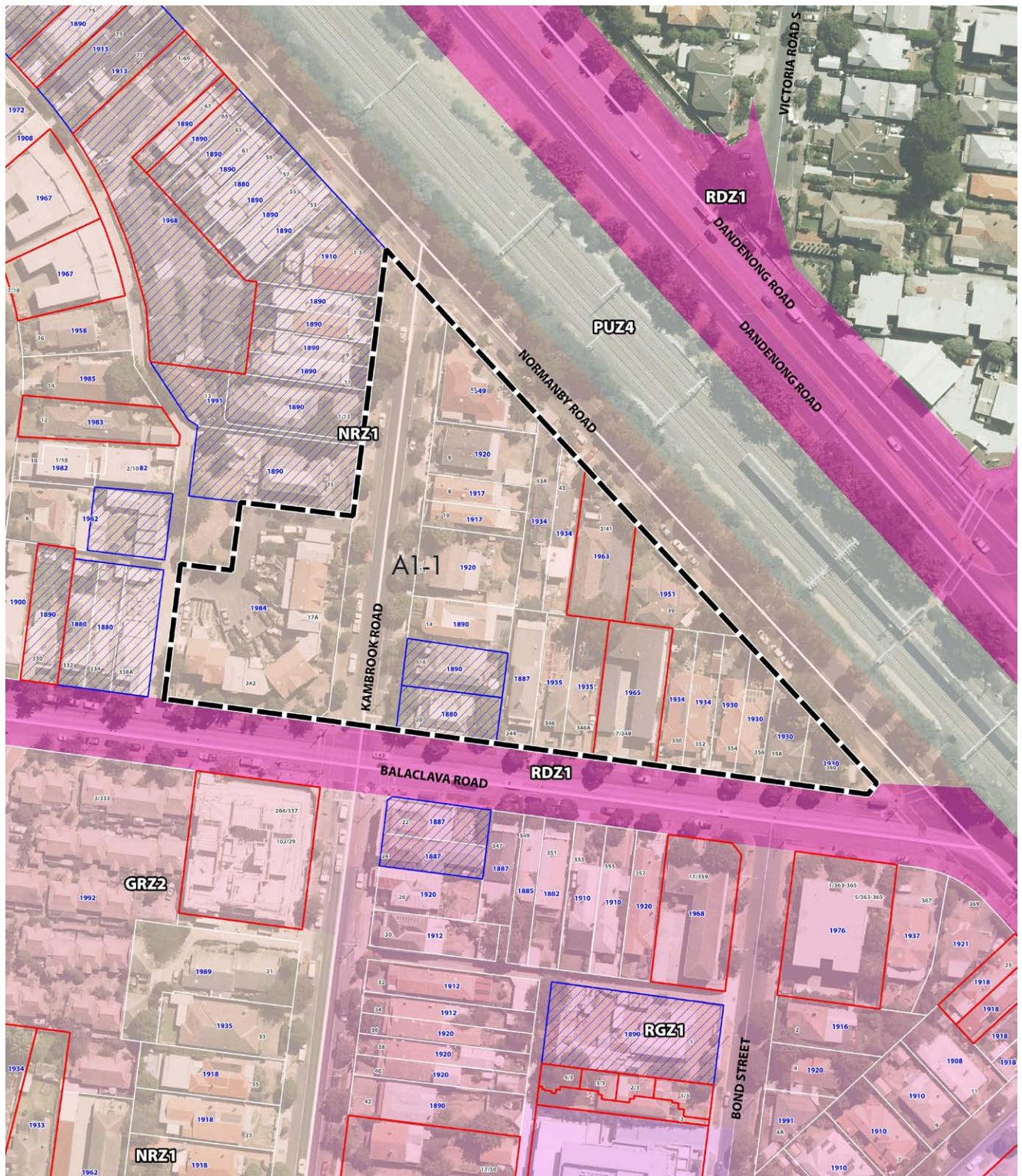


Figure 31. Area 1 - Investigation Area A1-1

3.7 AREA 2: CAULFIELD NORTH (BETWEEN ALMA AND BALACLAVA)

3.7.1 AREA 2 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 2 is located within Caulfield North and St Kilda East. This area has a garden suburban character with an inter-war base.

A range of dwelling eras and forms are represented across the area. It has an underlying inter-war base however this has been gradually replaced by post-war dwellings and more recent development, including strata development from the post-war period onwards. There are small areas of Victorian and Edwardian dwellings at the eastern and western edges of Area 2.

Despite the continued redevelopment of Area 2, it maintains a spacious and leafy character which is due to the large lot sizes and established gardens. In addition, large street trees are a key element of many streetscapes further enhancing the leafy character.

The main road frontages within Area 2 have a stronger presence of apartment development, which is generally three storeys with wider building forms.

Area 2 includes properties within NRZ1, GRZ1 and GRZ2. A number of individual heritage overlays apply to properties across Area 2.

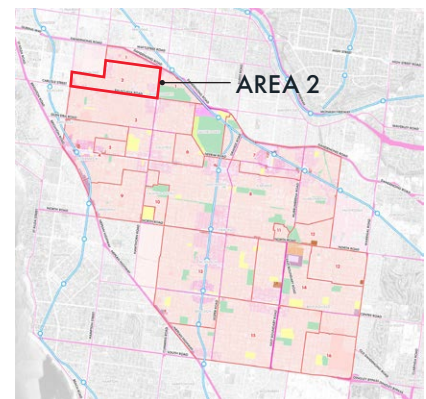


Figure 32. Character Area location Plan

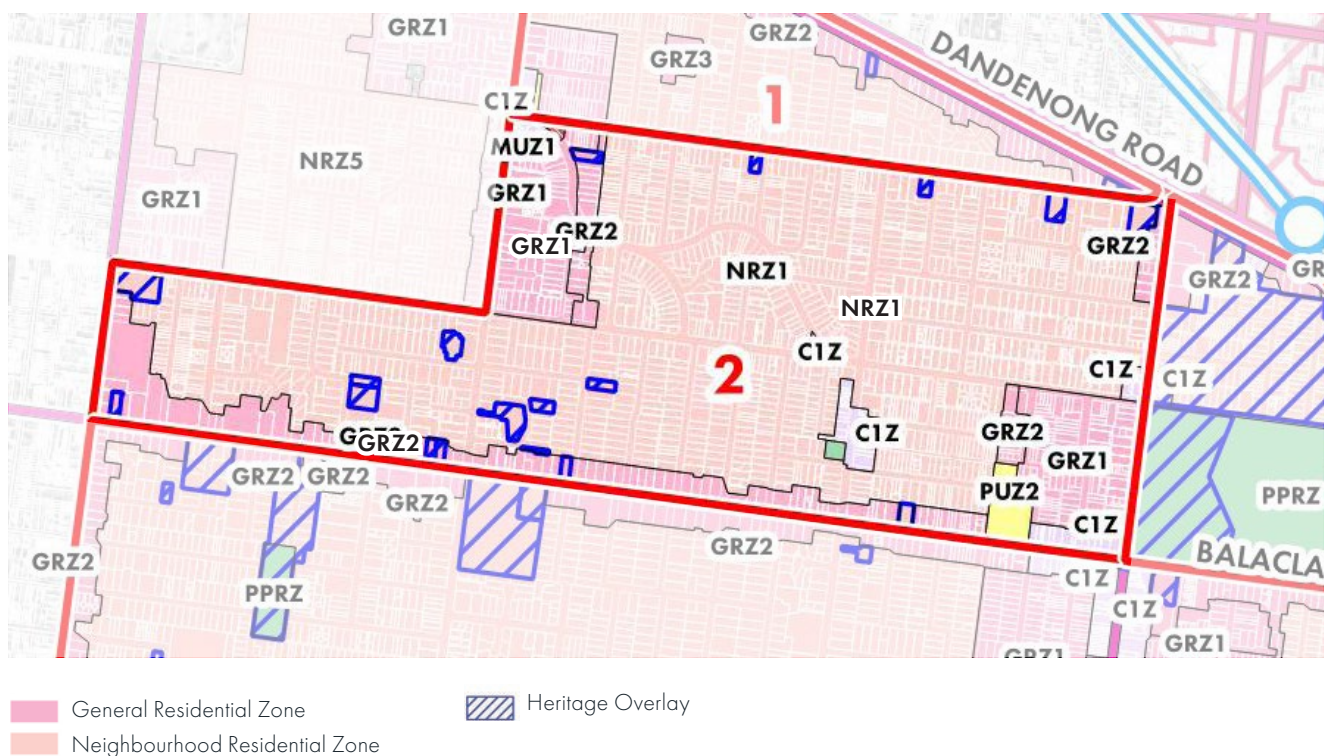


Figure 33. Area 2 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 2. These characteristics have been reviewed and additional key characteristics for Area 2 have been added in the next section.

Inter-war garden suburban with modern overbuilding

- *In this area a range of development eras are represented. It has a predominantly inter-war base with a variety of subsequent development types creating a mixed character.*
- *Inter-war development includes Californian bungalows and other inter-war styles such as Spanish Mission or Arts and Crafts. There are also isolated buildings from the Victorian and Edwardian era.*
- *There is a mixture of allotment sizes and widths.*
- *There is a range of dwelling forms and types – from single storey detached dwellings to 3 storey walk up flats.*
- *The curvilinear layout of Orrong Crescent and Orrong Grove provide a distinct contrast to the dominant grid subdivision layout.*
- *The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.*



Image 19. Double-storey walk-up apartment on Wanda Road



Image 18. Spanish mission on Inkerman Road



Image 20. Three-storey walk-up apartment on Khartoum Street



Image 21. Regular street trees on Khartoum Street

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 2.

Character type name for this area is revised to reflect contemporary overbuilding.

Character Element	Description
Architectural Eras	This area has an inter-war base including Californian bungalows and other inter-war styles such as Spanish Mission and Arts and Crafts. There has been a substantial amount of overbuilding dating from the 1960s onwards including walk-up apartments and contemporary dwellings. There is also a small number of Victorian and Edwardian dwellings remaining. The GRZ1 area around the Caulfield Park NAC includes a greater number of Victorian dwellings than the balance of Precinct 2..
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) interspersed along Orrong Road, Alma Road and Balaclava Road.
Building Forms	There is a range of dwelling forms and types, from single storey detached dwellings to 3 storey walk up flats, typically along main roads.
Roof Forms	Isolated Edwardian and Victorian dwellings have pitched roof forms with a mixed of hipped and gable ends. Walk-up apartments and recent developments generally have flat rooflines.
Building Materials	Wall materials are predominantly brick, roughcast render and render. Roofing is predominantly tiled. Flat roofs are typically iron but not visible from the street.
Lot Sizes	Lot sizes are mixed, with large lot sizes (800sqm or greater) located in the south-western sections of Area 2. Smaller lots (300-600sqm) are located in the east, closer to the Caulfield Park Neighbourhood Activity Centre and to the north near Alma Road.
Site Coverage	Building site coverage is mixed across the precinct ranging from less than 35% up to greater than 55%. Although there are larger lots, dwellings tend to be large resulting in higher site coverage.
Front Setbacks	Setbacks are mixed, with the common range being 4m to 8m, and 7m being the predominant setback. Smaller setbacks of 5m or less are common on the south-eastern sections and north-western sections. 7m or greater front setbacks are common on larger lots.
Side Setbacks	Side setbacks are mixed. Original dwellings generally have 3m side setbacks on one side for vehicle access and 1m on the other or 1-1.5m setbacks to both sides. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Double-storey walk-up apartments have at-grade parking within front or side setbacks. Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings or cars are parked within the front setback.
Gardens	Front gardens make a significant contribution to the leafy character of the area with a good presence of canopy trees within front and rear gardens. Tree coverage on properties is mixed throughout the area. Lots with higher canopy coverage (typically 15 – 20%) generally have lower building site coverage (typically 40 – 50%). These properties are predominately located within proximity to Orrong Road (south of Inkerman Road).
Front Fencing	Front fencing includes a mix of low, medium and high fencing with a mix of materials. High front fencing is common along the main roads while low to medium height fencing is common in local roads.

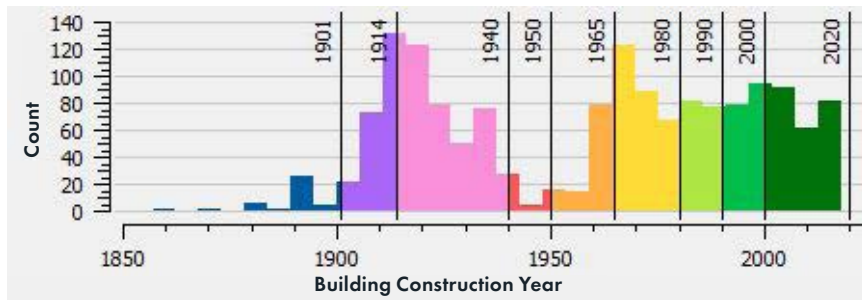


Figure 34. Graph showing the distribution of building construction year across Area 2.

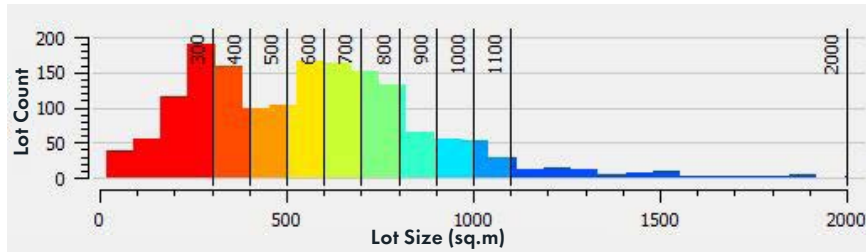


Figure 35. Graph showing the distribution of lot sizes across Area 2.

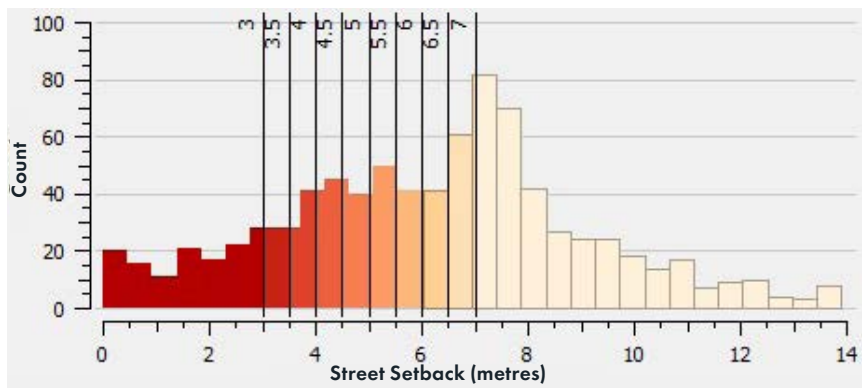


Figure 37. Graph showing the distribution of street setbacks across Area 2.

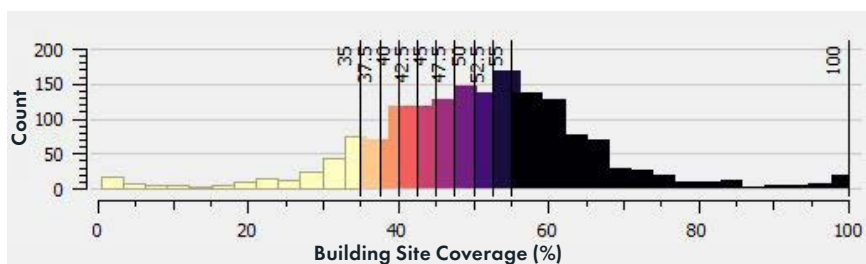


Figure 38. Graph showing the distribution of building site coverage across Area 2.

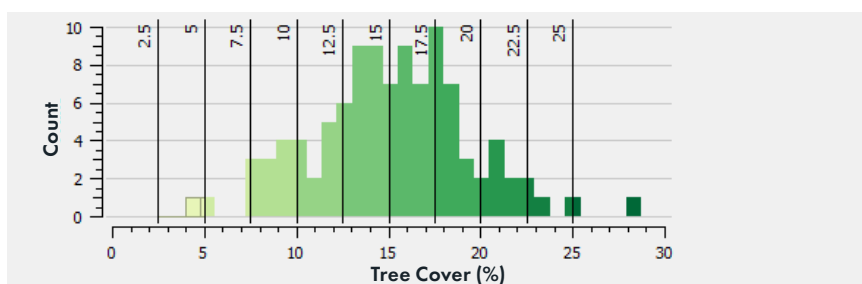


Figure 36. Graph showing the distribution of tree cover by residential street block in Area 2.



Image 22. Street trees on Orrong Crescent



Image 23. Orrong Road



Image 24. Double-storey brick house with high front fence on Orrong Crescent

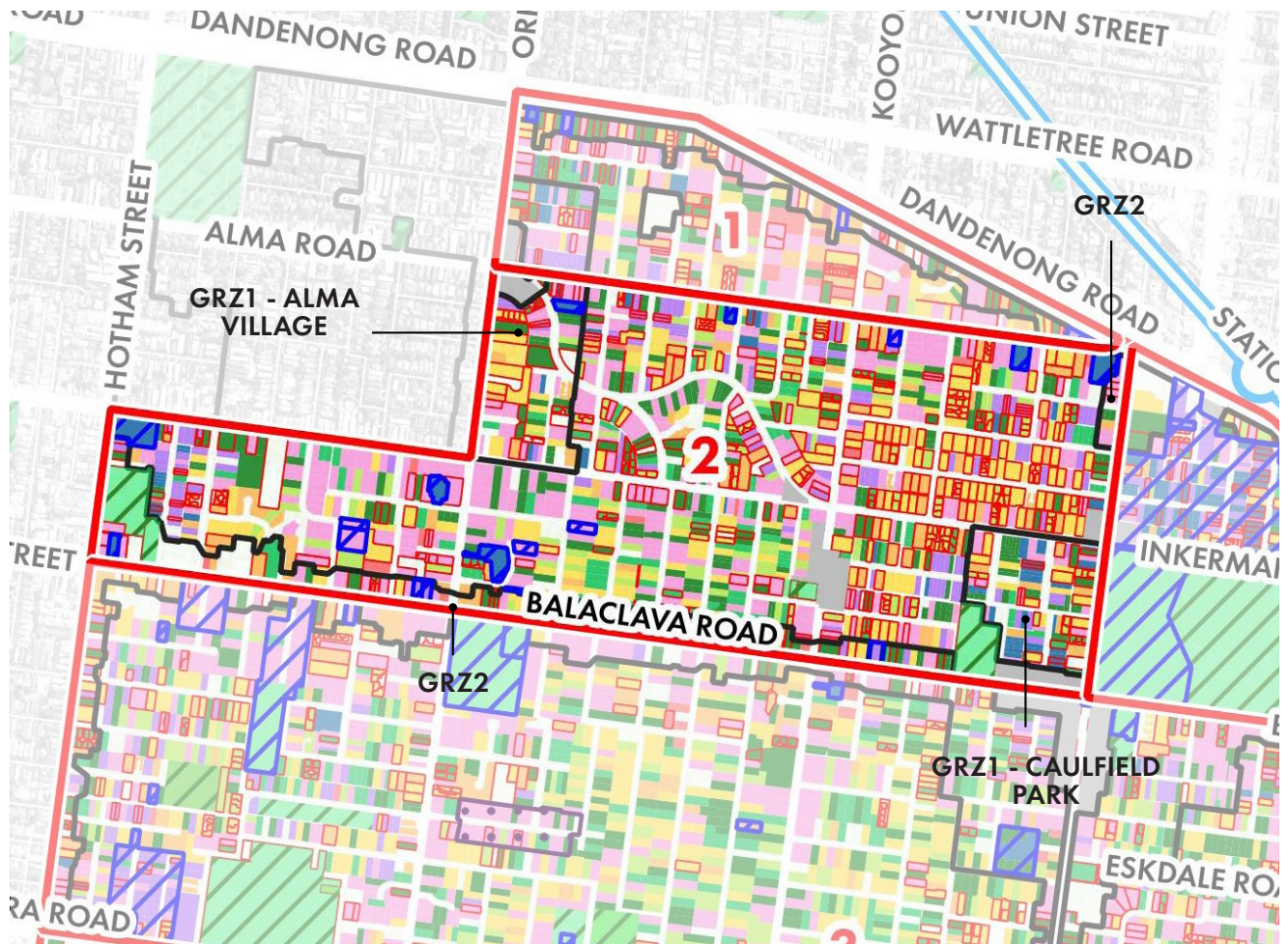
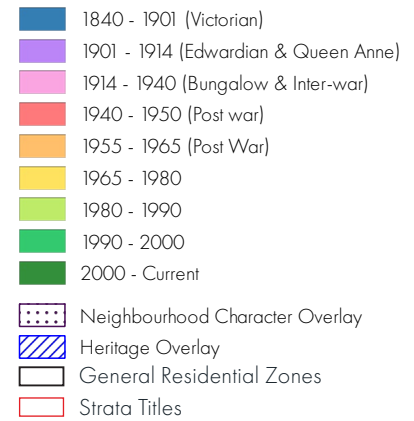


Figure 39. Area 2 - Build year and Architectural Areas

Build Year and Architectural Eras



CHANGES SINCE THE 2014 CHARACTER REVIEW

- Development activity has been mixed across Area 2 with a substantial amount of single dwelling, dual occupancy (side by side townhouses) and multi-unit development spread across the area.
- Permits approved between 2016 - 2021 are typically for the development of 4 or less dwellings, with permits for the development of more than 5 dwellings focused along major roads and / or activity centres.
- Permits / recent development is generally limited between Inkerman Road, Wanda Road, Kooyong Road and Hawthorn Road, where there is a significant post war base.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The key characteristics for Area 2 as identified through the 2014 Character Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

In terms of boundaries, it is noted in the discussion of Area 1 that western section of Area 1 is combined with Area 2, forming a new Area 2 boundary.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Edwardian/ Inter-war Base with modern and contemporary overbuilding.**

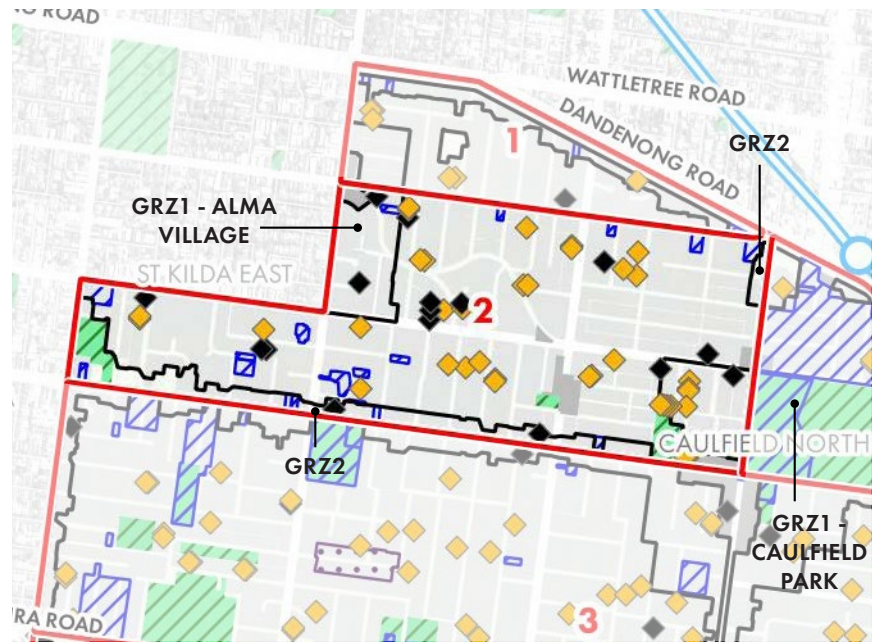


Figure 40. Area 2 Completed Development since 2014

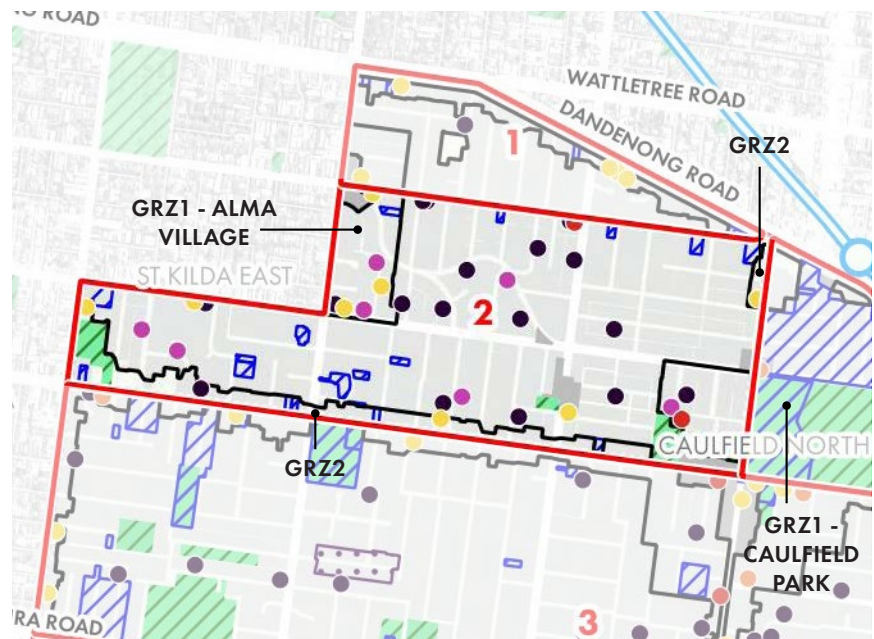


Figure 41. Area 2 Planning Permits (2016-2021)



Image 25. Recent Development on Orrong Crescent

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.7.2 AREA 2 - INVESTIGATION AREAS

INVESTIGATION AREA A2-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Balaclava Road and larger lot sizes. It includes properties fronting onto Sebastopol Street, Kooyong Road and one property fronting onto Balaclava Road.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Building eras along Sebastopol Street are mixed with a number of post-war walk-up apartment buildings interspersed with detached dwellings from a range of eras. The Kooyong Road frontage is also mixed with Californian bungalows and one Edwardian dwelling located between more recent 3-4 storey apartment buildings. The Caulfield Indonesian Uniting Church fronts onto Balaclava Road and is covered by a Heritage Overlay.

Front gardens include trees and shrubs particularly at the eastern end of Sebastopol Street. However there is limited visibility of trees within rear gardens from within the street.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 2.

Recommendation

Because of the strategic location, the mixed architectural styles and forms, as well as limited visibility of trees within rear gardens from streets, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with villa units and townhouses would not have a significant impact as the dwelling eras are already mixed.

Existing front setbacks will be retained and requirements for tree planting within the front garden will maintain the leafy character and strengthen it in some locations. Retention and planting of canopy trees in front setbacks should continue to be prioritised.

Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 26. Double-storey post-war dwelling on Sebastopol Street



Image 27. Post-war dwelling on Sebastopol Street



Image 28. Post-war dwelling on Sebastopol Street

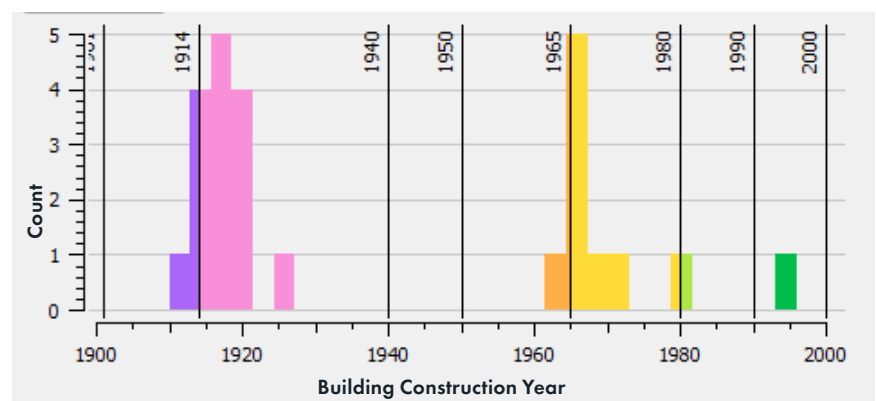


Figure 42. Graph showing the distribution of building construction year across Area 2 - Investigation Area 1

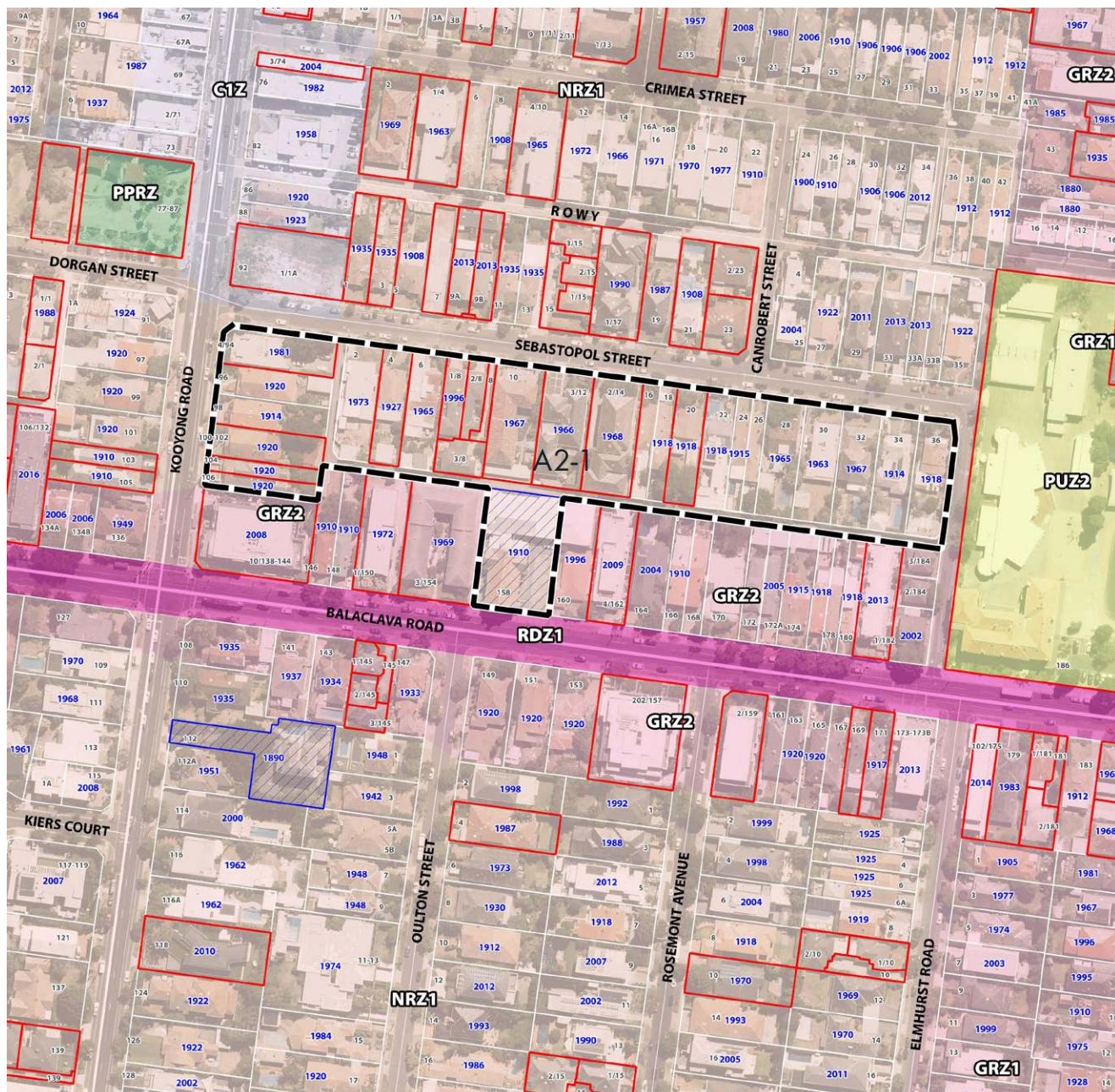


Figure 43. Area 2 - Investigation Area 2

3.8 AREA 3: ST KILDA EAST - CAULFIELD NORTH (SOUTH OF BALACLAVA)

3.8.1 AREA 3 - NEIGHBOURHOOD CHARACTER ASSESSMENT

Area 3 is located to the south of Balaclava Road across the suburbs of St Kilda East and Caulfield North. It extends from Hotham Street in the west to Caulfield Racecourse in the east and as far south as Glen Huntly Road. This area has a garden suburban character with an inter-war base.

A key characteristic of Area 3 is its spacious garden character. This is demonstrated through the large lot sizes and high tree cover within private land and streetscapes.

Area 3 has a mixed character which is due to its variety of dwelling eras, spanning from original Edwardian

and inter-war dwellings through to recent development. There is a clear redevelopment period that extends from the mid 1960s onwards. This includes walk-up apartment buildings, dual occupancy (side by side townhouses and detached dwellings).

Area 3 includes properties within the NRZ, with areas of GRZ located along major roads including Glen Huntly Road, Balaclava Road, Hotham Street and Hawthorn Road.

Area 3 includes several Heritage Overlays. These cover individual streets as well as small residential areas.

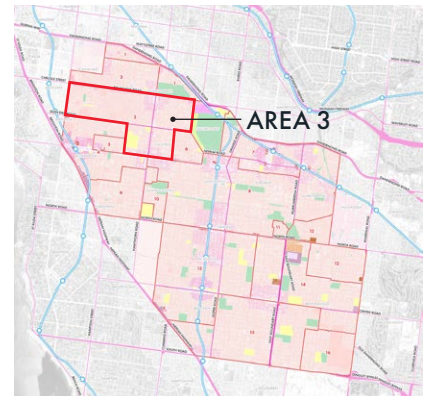


Figure 44. Character Area location Plan

Schedule 3 to the Neighbourhood Character Overlay applies to the majority Kambea Grove in Caulfield North. DDO2 applies to the same area to maintain low scale, open fences within the streetscape.

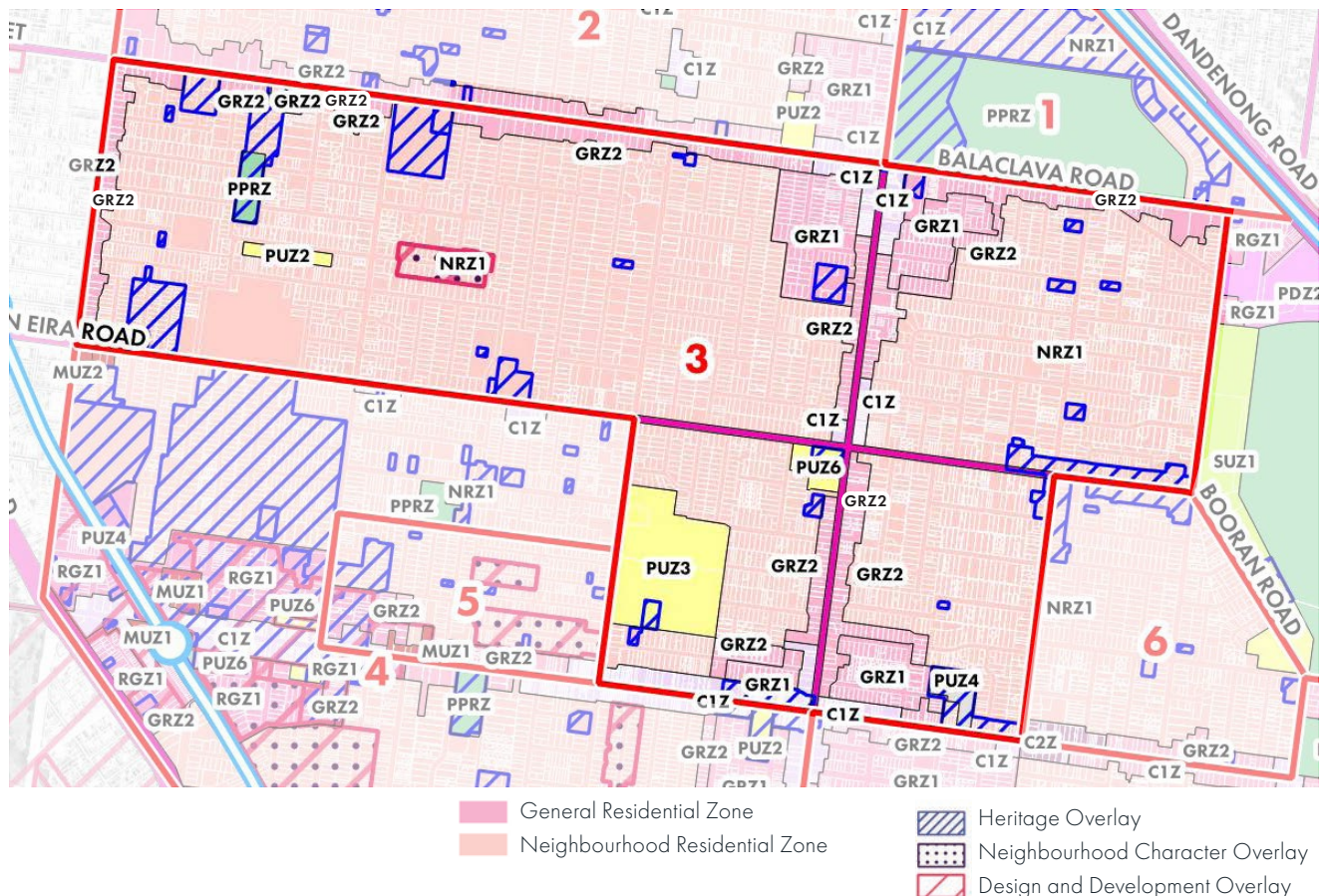


Figure 45. Area 3 Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 3. These characteristics have been reviewed and additional key characteristics for Area 3 have been added in the next section.

Interwar garden suburban with modern overbuilding

- *This area has a mixed character with a range of development eras represented - from interwar to contemporary, mostly dating from the 1960s onwards.*
- *There is a distinct presence of architect designed detached dwellings of the 1960s and 1970s.*
- *Also, a distinct style of recent architect designed dwellings is evident. These buildings generally have flat roofs, a box-like shape and employ a range of materials, particularly brick, concrete, blockwork or render. Often frontages have high solid fences.*
- *There is a range of dwelling forms and types – from single storey detached dwellings to 3 storey walk up flats.*
- *The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.*



Image 30. Inter-war dwelling on Milburn Grove



Image 29. Inter-war dwelling on Loch Avenue



Image 31. Contemporary overbuilding on Yanakie Crescent

3.8.2 KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 3:

Character Element	Description
Architectural Eras	A range of architectural eras represented, from inter-war to contemporary, mostly dating from the 1960s onwards. There is a distinctive presence of architecturally designed detached dwellings from the 1960s and 70s. There is also a presence of Edwardian dwellings in the western sections of Area 3. The GRZ2 areas along Balaclava Road includes a number of three-storey apartment buildings developed over range of periods.
Building Heights	The precinct includes a higher proportion of two storey buildings compared to other areas of Glen Eira. Three storey dwellings are typically located along major roads.
Building Forms	There is a range of dwelling forms and types across the Area. Original dwellings have narrower forms while redeveloped properties from the 1960s onwards tend to have wider, double storey forms.
Roof Forms	Walk-up apartments and recent developments generally have flat rooflines. Isolated Edwardian and Victorian dwellings have pitched roof forms with a mix of hipped and gable ends. Architect designed dwellings generally have flat roofs
Building Materials	Predominately brick and render for walls. Architect designed dwellings use a range of materials, including brick, concrete, blockwork or render. Roofing is predominantly tiles however flat roofs are generally iron.
Lot Sizes	Lot sizes are mixed, the most common range is between 600sq.m to 800sq.m. However, there is a concentration of larger lots in the central parts of Area 3 with many lots over 900sqm.
Site Coverage	Building site cover throughout the area is mixed, with the majority in the 40-55% range.
Front Setbacks	Front setbacks are mixed, typically between 5m to 9m, with more generous front setbacks (7m plus) predominantly located away from major roads and commercial areas.
Side Setbacks	Original dwellings generally have 3m side setbacks on one side for vehicle access and 1m on the other. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Double-storey walk-up apartments have undercroft or at-grade parking within front or side setbacks. Car parking is generally provided through carports and located within the 3m side setback on lots with original dwellings.
Gardens	The area has a leafy appearance due to the stronger presence of trees in front and rear gardens. Typically, north of Glen Eira Road, properties have higher tree cover (typically 15% plus). Tree coverage reduces to the south of Glen Eira Roads. Front gardens are larger in Caulfield North.
Front Fencing	There are a mix of fence heights with high front fences more common than in other precincts.
Streetscapes	Street trees are regularly planted and medium to large in size. This contributes to the leafy appearance of the area.

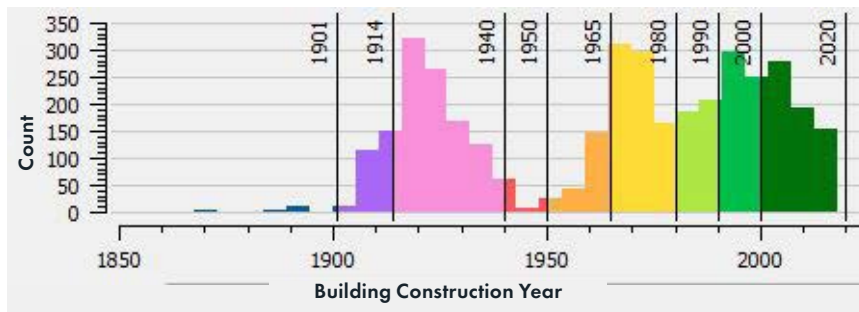


Figure 46. Graph showing the distribution of building construction year across Area 3.

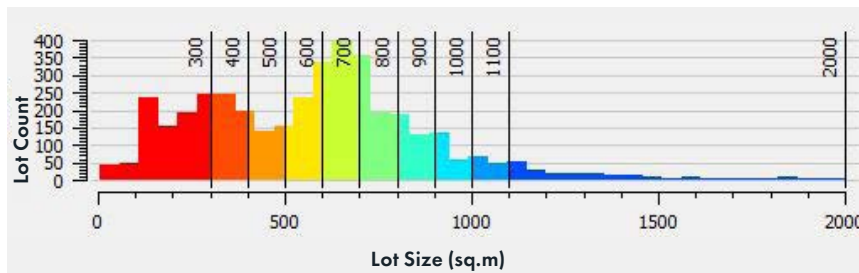


Figure 47. Graph showing the distribution of lot sizes across Area 3.

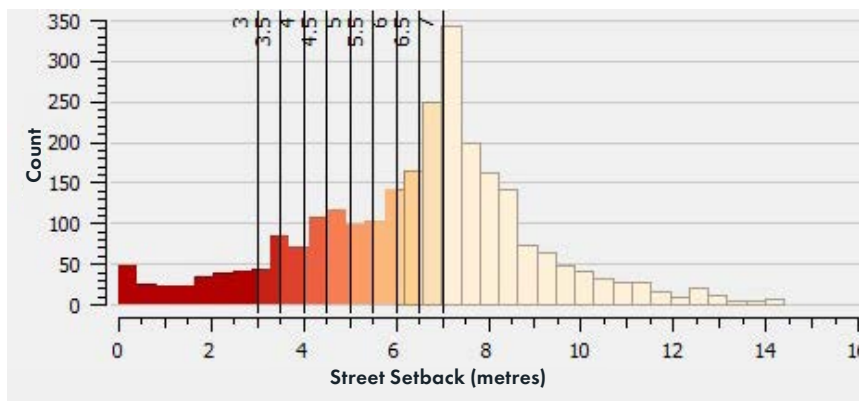


Figure 48. Graph showing the distribution of street setbacks across Area 3.

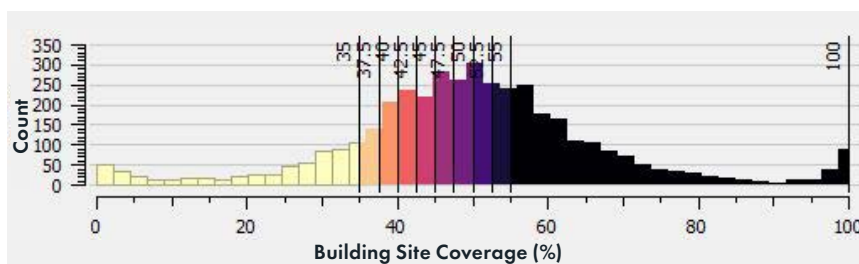


Figure 49. Graph showing the distribution of building site coverage across Area 3.

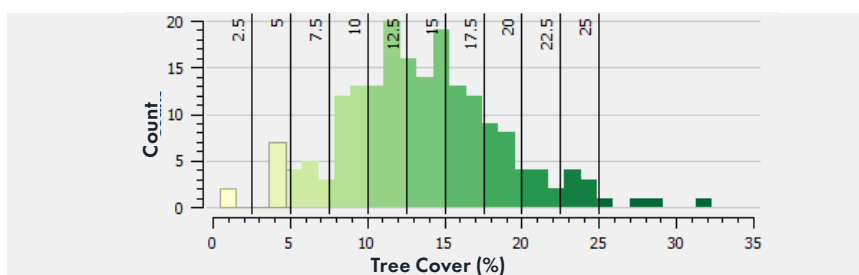


Figure 50. Graph showing the distribution of tree cover by street block in Area 3.

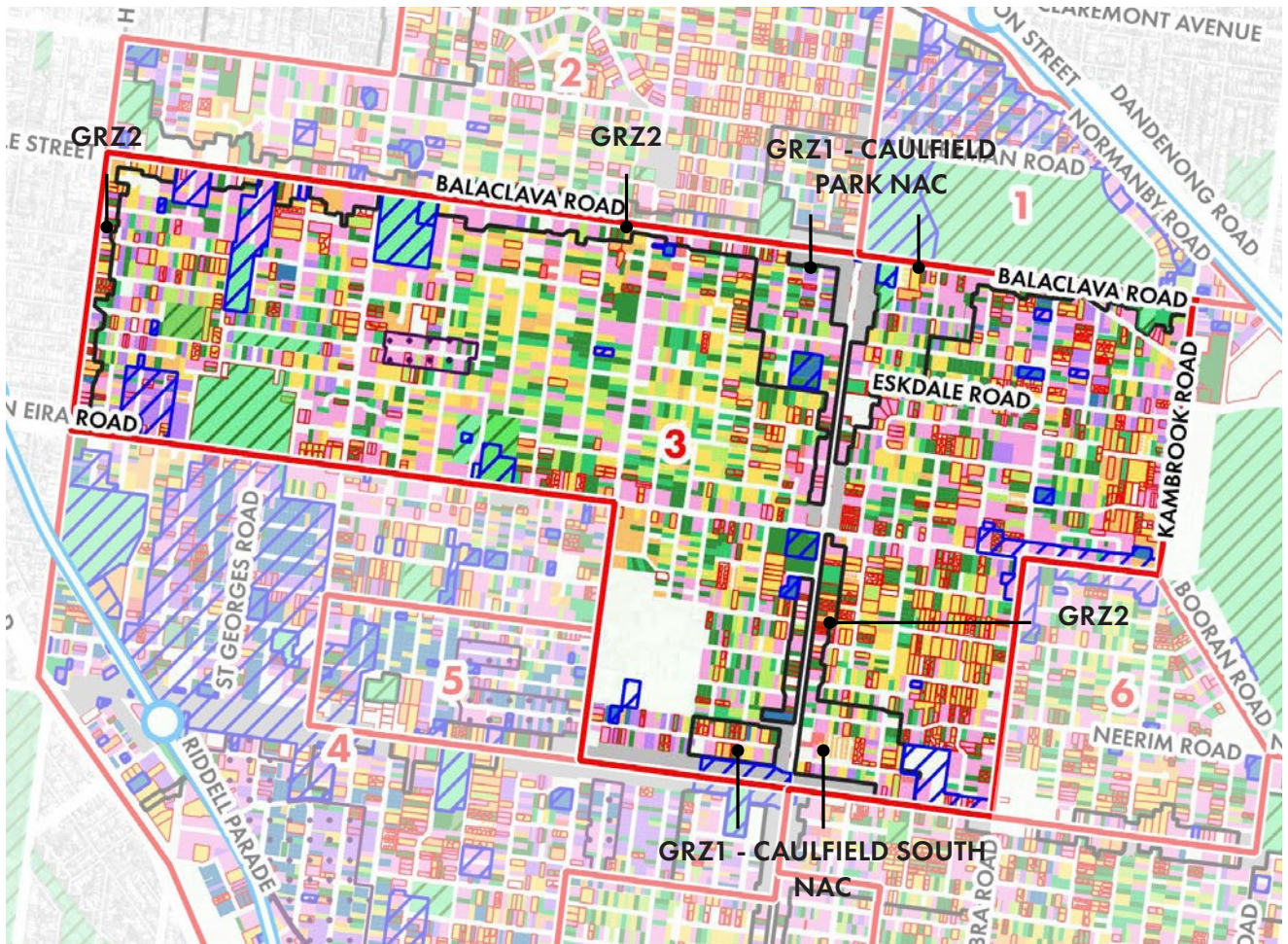
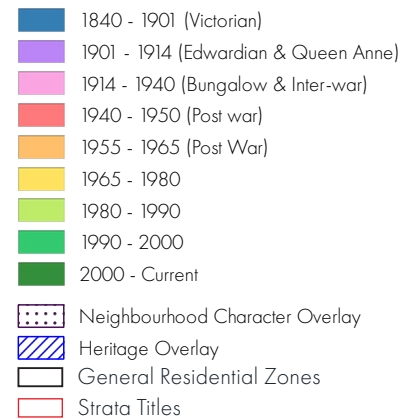


Figure 51. Area 3 - Build year and Architectural Areas

Build Year and Architectural Eras



CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been moderate development activity across Area 3
- Permits approved between 2016 - 2021 are for a mix of dwelling numbers. Typically permits for developments of 5 or more dwellings are located near key commercial centres, Caulfield Hospital and major roads, including Hawthorn Road and Glen Huntly Road.
- Approved permits within the NRZ are typically for 2 dwellings.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 3 as identified through the 2014 Character Review is considered appropriate.

The key characteristics for Area 3 as identified through the 2014 Character Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden suburban - Inter-war Base with modern and contemporary overbuilding.**

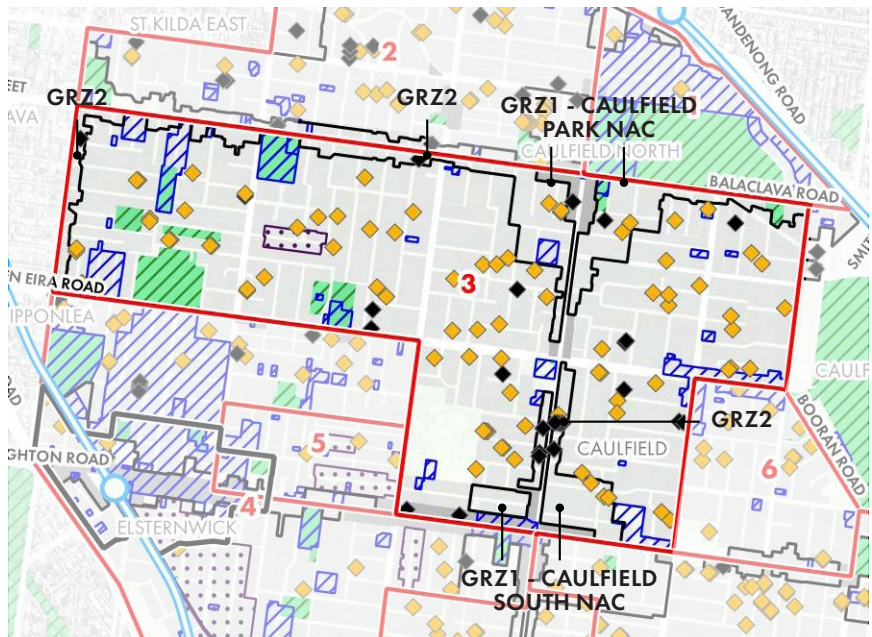


Figure 52. Area 3 Completed Development since 2014

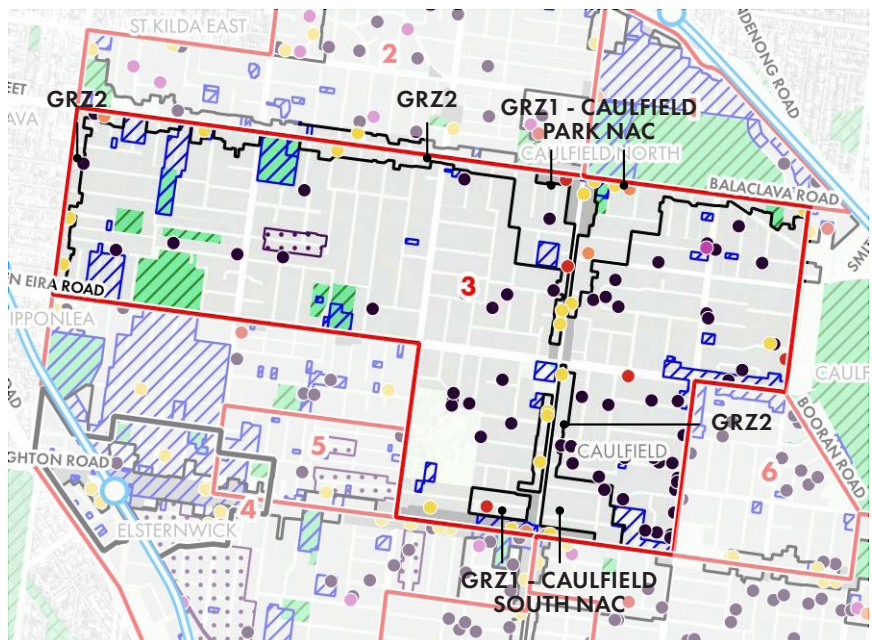


Figure 53. Area 3 Planning Permits (2016-2021)



Image 32. Recent Development on Yanakie Crescent

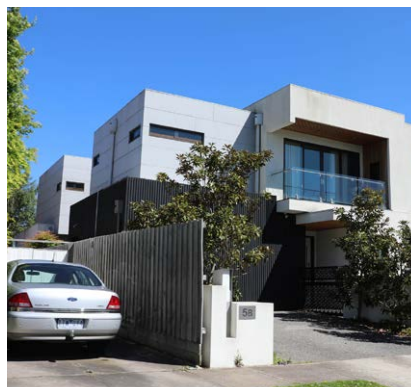


Image 33. Recent Development on Service Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.8.4 AREA 3 - INVESTIGATION AREAS

INVESTIGATION AREA A3-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Balaclava Road and larger lot sizes. It includes properties fronting onto Kooyong Road, Oulton Street, Rosemont Avenue and Elmhurst Road.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras and building forms are mixed resulting in a varied character along the streetscapes. A small number of original Californian bungalows remain however there has been significant modern overbuilding with dwellings of larger double storey forms and more prominent garages. Unit development within the precinct is limited.

Front setbacks are generally 7-8m however more recent development extends closer to the street with setbacks of around 5m, particularly in Rosemont Avenue. Site coverage of more recently developed buildings is relatively high at between 40 and 60%.

Front gardens generally include shrub planting with only a limited number of canopy trees located within front setbacks. There is a presence of trees within rear setbacks closer to the rear boundaries however there is limited visibility of these trees from the street due to the larger, double storey building forms.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 3.

Recommendation

Because of the strategic location, larger lot sizes, limited presence of canopy trees from the streets, and mixed architectural styles and building forms, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

Existing dwellings have a relatively high site coverage therefore redevelopment for villa units and townhouses will not significantly reduce landscaping opportunities. Front setbacks will be maintained providing opportunities for tree planting to provide further greening of the streetscapes. Retention of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in these areas.

One and two storey units and townhouses will integrate well within this setting.



Image 34. Detached dwelling on Elmhurst Road



Image 36. Detached dwelling on Elmhurst Road



Image 35. Semi-detached dwelling on Oulton Street

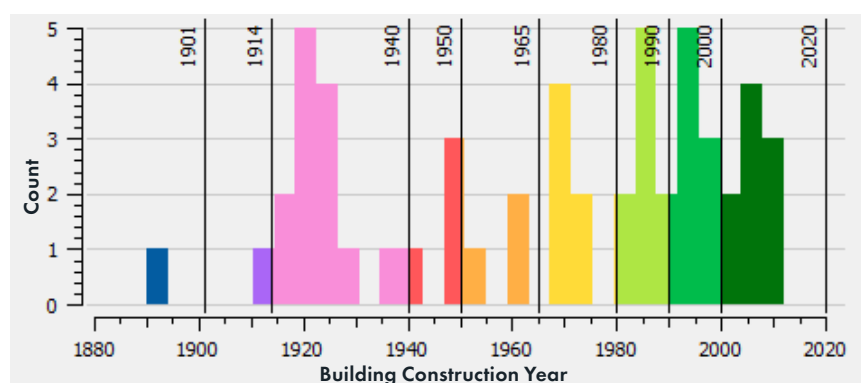


Figure 54. Graph showing the distribution of building construction year across Area 3 - Investigation Area 1

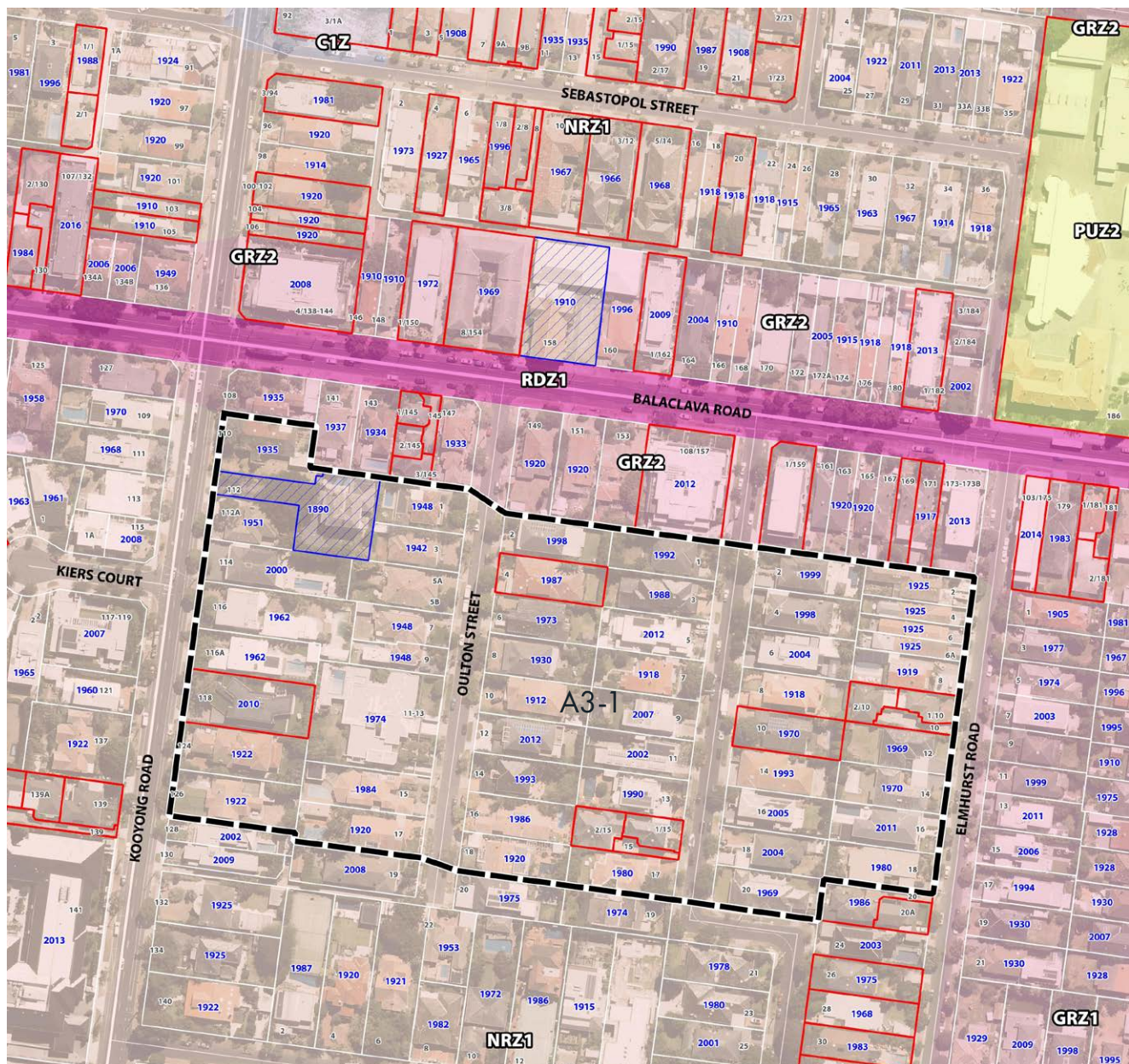


Figure 55. Area 3 - Investigation Area A3-1

INVESTIGATION AREA A3-2

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Hawthorn Road and larger lot sizes. It includes properties east and west of Hawthorn Road that are located within 200m of existing tram stops.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Like other parts of Neighbourhood Character Area 3, dwelling eras and building forms are mixed. There has been significant overbuilding from the post war period, 70s, 80s and recent times. There are some sections where single and double storey inter-war dwellings have a stronger presence particularly around Walworth Avenue and Rose Hill Avenue.

There is a stronger presence of strata development in areas south of Glen Eira Road including villa units and some walk up apartment buildings from the 1960s and 70s.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 3.

Recommendation

Because of the strategic location, larger lot sizes and mixed architectural styles and building forms, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if designed to address the preferred character statement.

There is generally a limited presence of trees in rear gardens and the impacts of villa unit and townhouse development would not significantly impact on character. Maintaining front setbacks will provide opportunities for tree planting within front gardens to provide for further greening of streetscapes. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.

One and two storey units and townhouses will integrate well within this setting.



Image 37. Double-storey dwelling on Dunbar Avenue

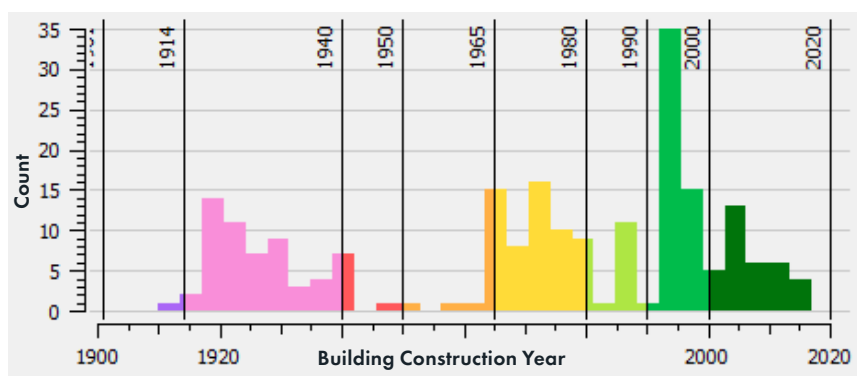


Figure 56. Graph showing the distribution of building construction year across Area 3 - Investigation Area 2

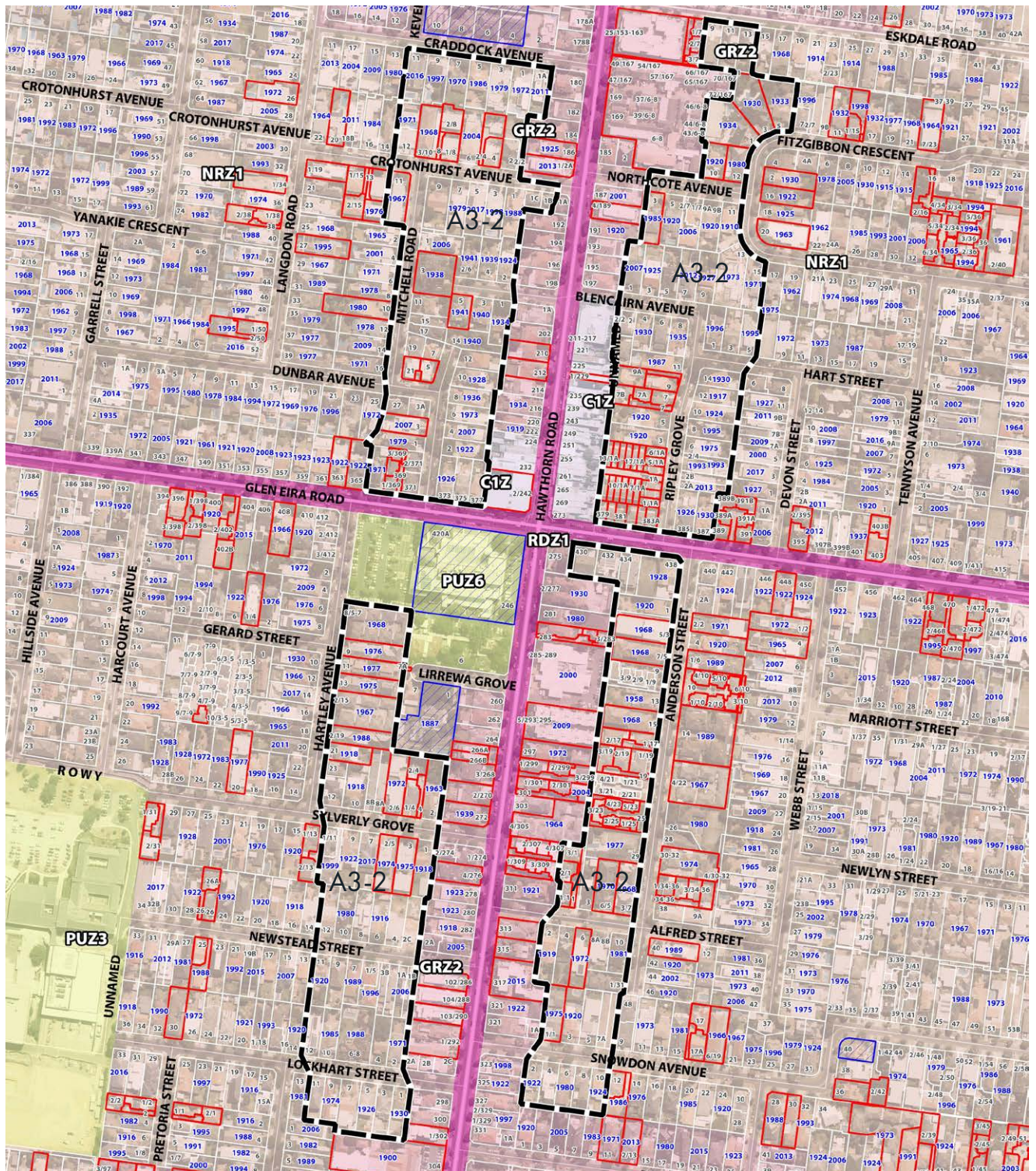


Figure 57. Area 3 - Investigation Area A3-2

INVESTIGATION AREA A3-3

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Balaclava Road and larger lot sizes. It includes properties along Kambrook Road, Redan Road, Wyuna Road, Bambra Road, Service Street and Holland Grove within 200m of tram stops.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras are mixed. Along most streets, there is a base of Edwardian and Californian bungalow dwellings with overbuilding from the 1960s, 1980s and more recent times. Holland Grove has a base of inter-war dwellings with more recent overbuilding. There is some presence of strata development across the area in the form of villa units and walk-up apartments. The western side of Bambra Road includes a heritage property.

Front setbacks vary across the area due to the mixed lot configurations, angled roads and mix of dwelling areas. There are many locations where front setbacks are less than 5m. This creates mixed front garden settings with limited presence of canopy trees. There is also limited presence of canopy trees within rear gardens.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 3.

Recommendation

Because of the strategic location, the mixed architectural styles and building forms, as well as the limited presence of trees, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with villa units and townhouses would not have a significant impact as the dwelling eras are already mixed. One and two storey units and townhouses will integrate well within this setting.

Existing front setbacks will be retained providing opportunities for tree planting within the front gardens. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in these areas.



Image 38. Double-storey dwelling on Redan Road



Image 39. Edwardian dwellings next to a double-storey replacement building.

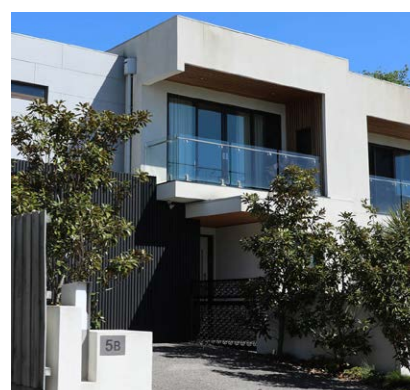


Image 40. Recent double-storey townhouses on Service Street

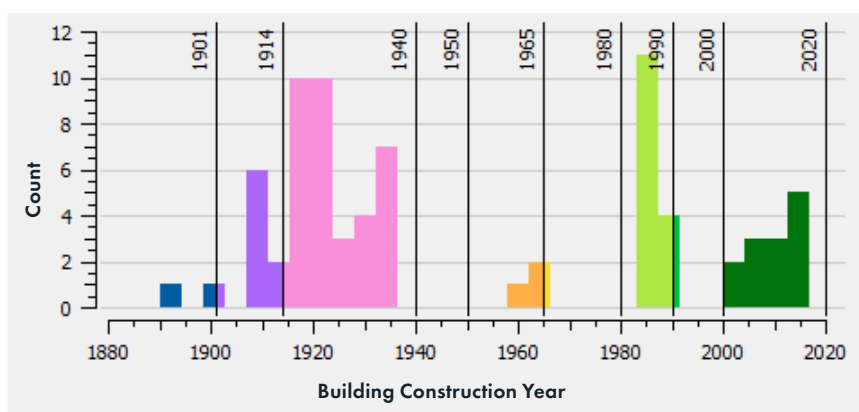


Figure 58. Graph showing the distribution of building construction year across Area 3 - Investigation Area 3

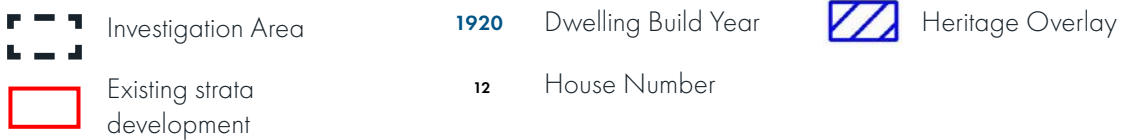
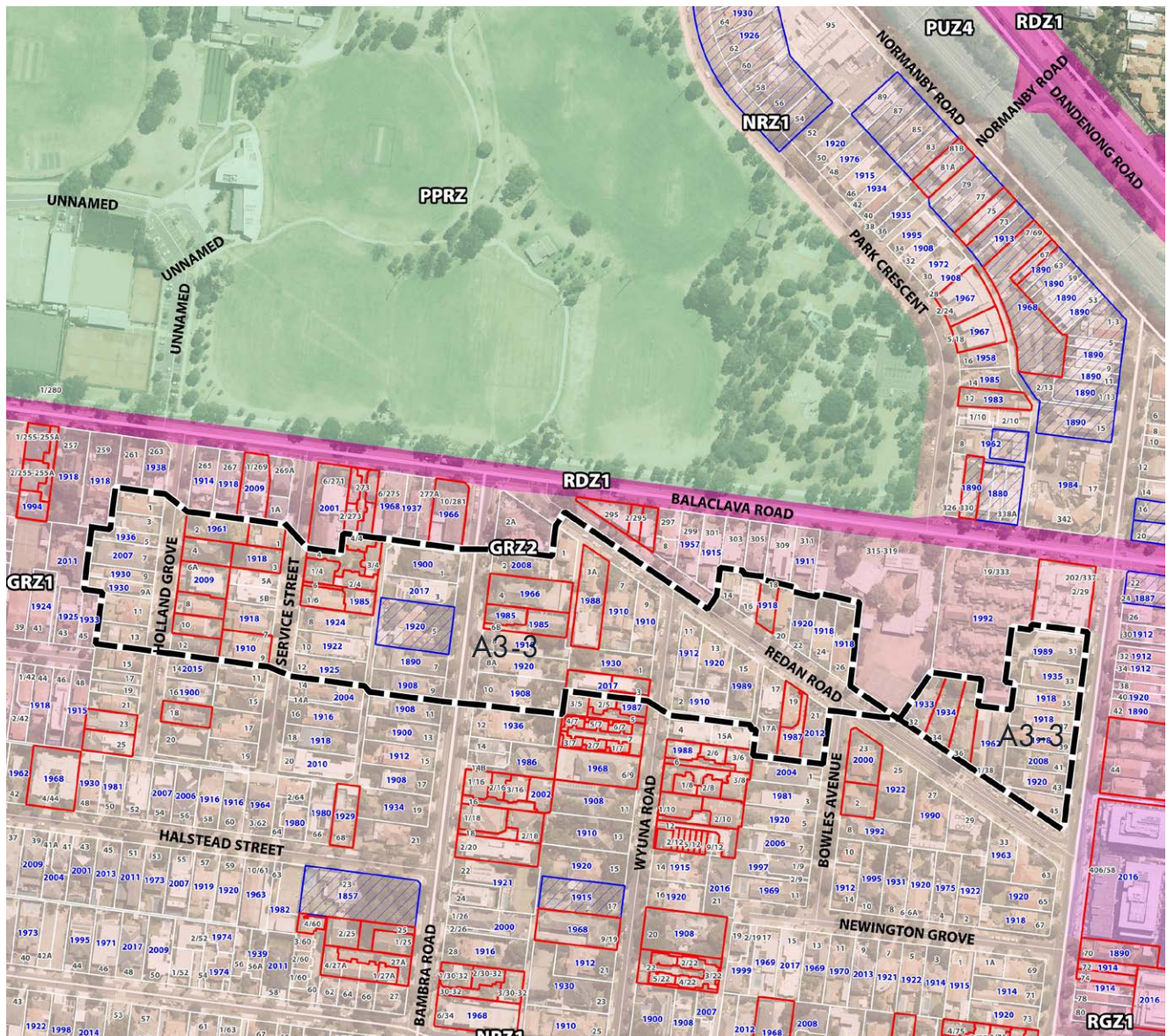


Figure 59. Area 3 - Investigation Area A3-3

3.9.1 AREA 4 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 4 includes the residential areas surrounding the Elsternwick MAC and railway station. This area has a garden suburban character with a Victorian and Edwardian base.

The area has a strong presence of Victorian, Edwardian and Californian bungalow dwellings which are interspersed with post-war walk-ups and recent development particularly in the eastern section. The intactness of the streets is recognised by

several Heritage Overlays and a Neighbourhood Character Overlay.

It has a leafy feel with front gardens making a strong contribution to the streetscape.

Area includes properties within NRZ1, GRZ1, GRZ2 and RGZ1 however RGZ1 properties are excluded from this assessment.

Several heritage overlays apply, focused to the north of Glen Huntly Road and a Neighbourhood Character Overlay applies south of Glen Huntly Road. In addition, DDO4 applies to a number of locations to maintain low, open fences.

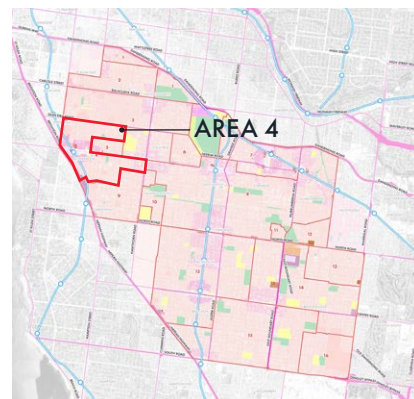


Figure 60. Character Area location Plan

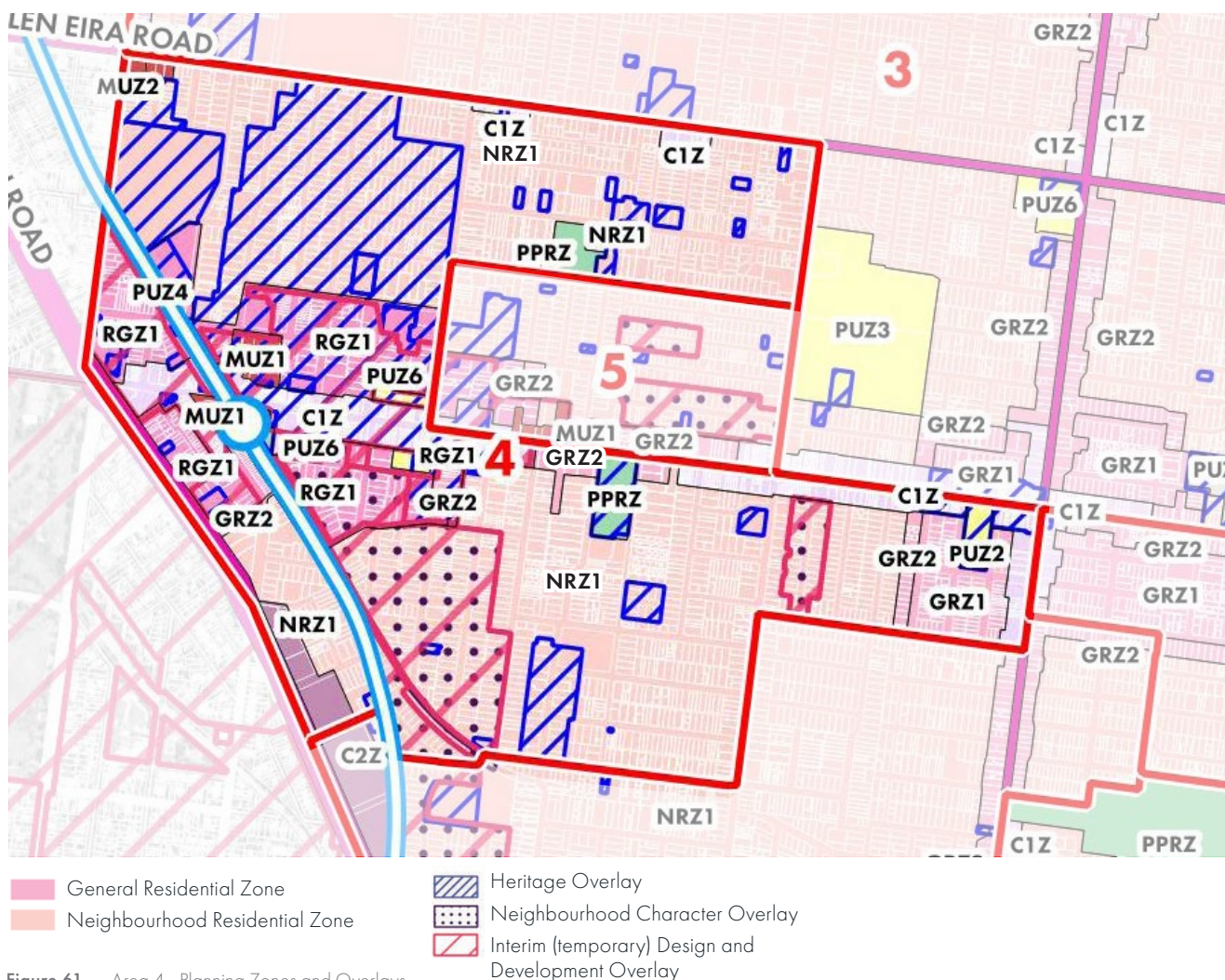


Figure 61. Area 4 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 4. These characteristics have been reviewed and additional key characteristics for Area 4 have been added in the next section.

Victorian / Edwardian garden suburban base with modern overbuilding

- *This area has a Victorian and Edwardian base with infill development ranging from the inter-war era to contemporary development.*
- *It includes several Heritage Overlay areas that are intact representations of the area's original development.*
- *Seymour Road is distinct for its avenue planting and sense of space around dwellings which has allowed a strong garden character to emerge. Typically low fences allow views to buildings and gardens.*
- *The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.*



Image 41. Edwardian dwellings on Elizabeth Street



Image 42. Edwardian dwellings on Elizabeth Street



Image 43. Street trees on Carlingford Street

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 4:

Character Element	Description
Architectural Eras	Areas where heritage and neighbourhood character overlays apply predominately include housing from the Victorian, Edwardian and inter-war Eras. Outside of the overlays, dwellings are predominantly Edwardian and Californian bungalows with some Post-war overbuilding. The Glen Huntly Road frontage includes several post-war walk-up apartment buildings and inter-war dwellings.
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) generally focused around Elsternwick Station and Glen Huntly Road.
Building Forms	There is a range of dwelling forms and types, from single storey detached dwellings to 3 storey walk up flats. Properties closer to Elsternwick Station and Glen Huntly Road include a mix of walk-ups and apartment buildings. Properties along Seymour Road are varied in form.
Roof Forms	Edwardian and Victorian dwellings have pitched roof forms with a mixed of hipped and gable ends. Walk-up apartments and recent developments generally have flat rooflines.
Building Materials	Wall materials for original dwellings are predominantly brick, render, roughcast render with a smaller amount of weatherboard. Newer dwellings generally employ a range of materials, particularly brick, concrete, blockwork or render. Roof materials for original dwellings is typically tiles while redeveloped properties include iron roofing.
Lot Sizes	There is a mix of allotment sizes and widths. The most common range is 500sq.m to 600sq.m. Larger lots (800sq.m plus) are predominately located around Elsternwick Station, Glen Huntly Road and Seymour Road. Lot sizes along Alder Street are smaller and dwellings have narrower frontages with small side setbacks.
Site Coverage	Building site cover throughout the area is mixed, with the majority in the 45-55% range.
Front Setbacks	Front setbacks are varied ranging from 2m to 8m. Smaller setbacks are associated with Victorian and Edwardian dwellings and focused north of Glen Huntly Road. Inter-war dwellings tend to have more generous front setbacks of 7-8m
Side Setbacks	Original dwellings generally have 3m side setbacks on one side for vehicle access and 1m on the other. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Double-storey walk-up apartments have undercroft or at-grade parking within front or side setbacks. Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings or car parking is provided within the front setback in front of the dwelling.
Gardens	Despite the smaller front setbacks in some areas, front gardens make an important contribution to the leafy character. Properties located within proximity to Elsternwick Station, Glen Huntly Road and Seymour Road predominately have higher tree coverage (typically 15% plus), as well as higher street tree cover age (20% plus). The majority of dwellings fronting Glen Huntly Road are set behind by established gardens and trees. Seymour Road is distinct for its avenue planting which has allowed a strong garden character to emerge.
Front Fencing	Front fencing is mixed and relates to building era. Fencing includes low brick, medium height picket fencing and high solid fencing in some locations.
Streetscapes	Street trees are regularly spaced and of medium to large size further contributing to the leafy character.

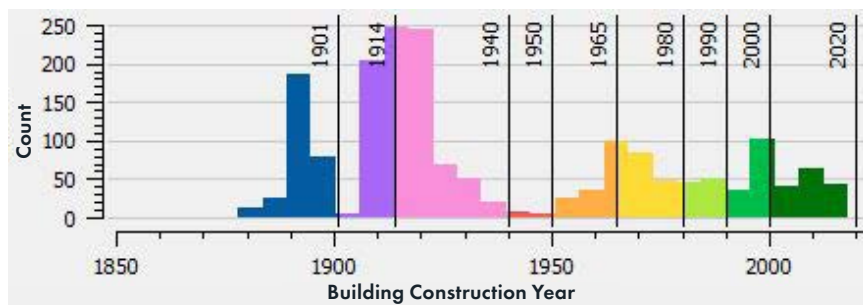


Figure 62. Graph showing the distribution of building construction year across Area 4.

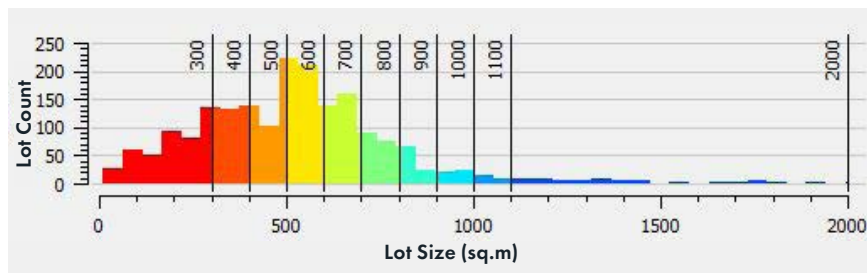


Figure 63. Graph showing the distribution of lot sizes across Area 4.

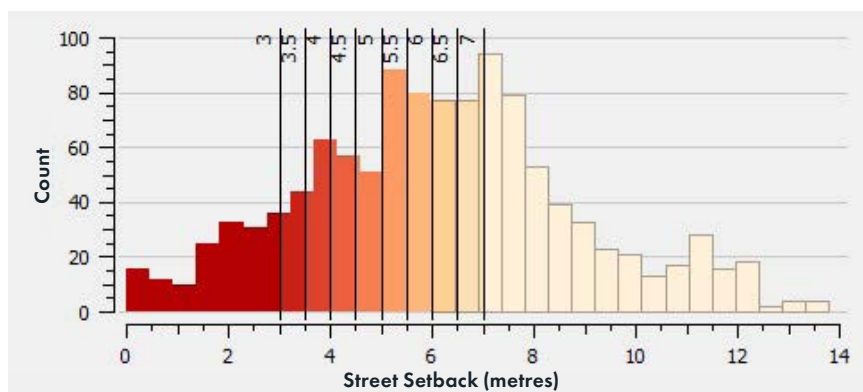


Figure 64. Graph showing the distribution of street setbacks across Area 4.

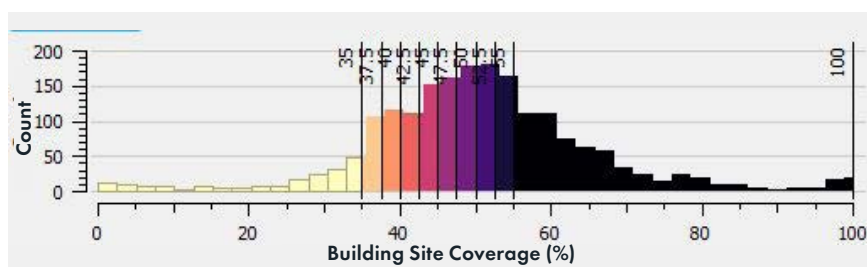


Figure 65. Graph showing the distribution of building site coverage across Area 1.

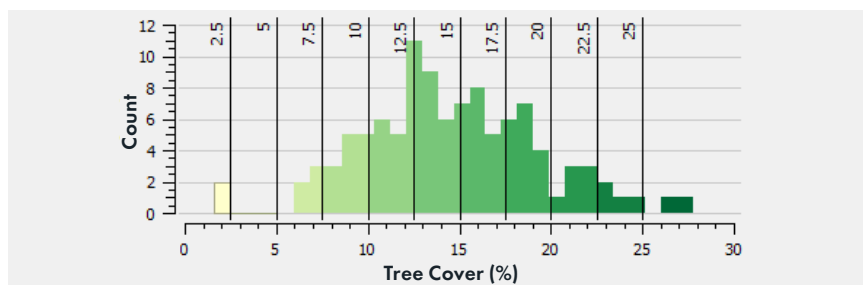


Figure 66. Graph showing the distribution of tree cover by street block in Area 4.

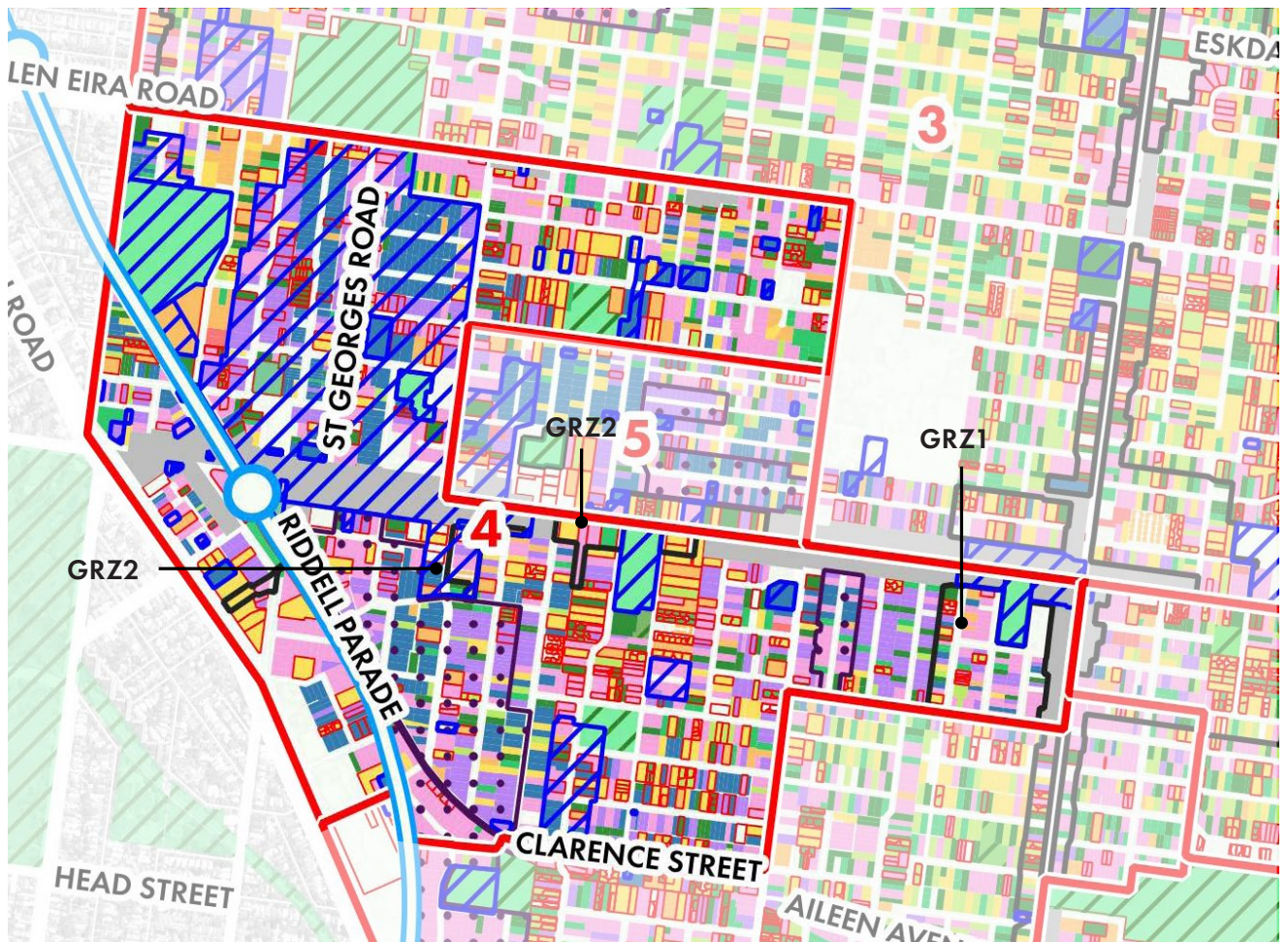


Figure 67. Area 4 - Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been moderate redevelopment across Area 4.
- Permits approved between 2016 - 2021 include a mix of dwelling numbers. Typically permits for developments of 5 or more dwellings are located near key commercial centres and major roads, including Hawthorn Road and Glen Huntly Road. Approved permits within NRZ are typically for less than 4 dwellings.
- Permits / recent developments are generally limited to the west of Orrong Road, where heritage and neighbourhood character overlays apply.

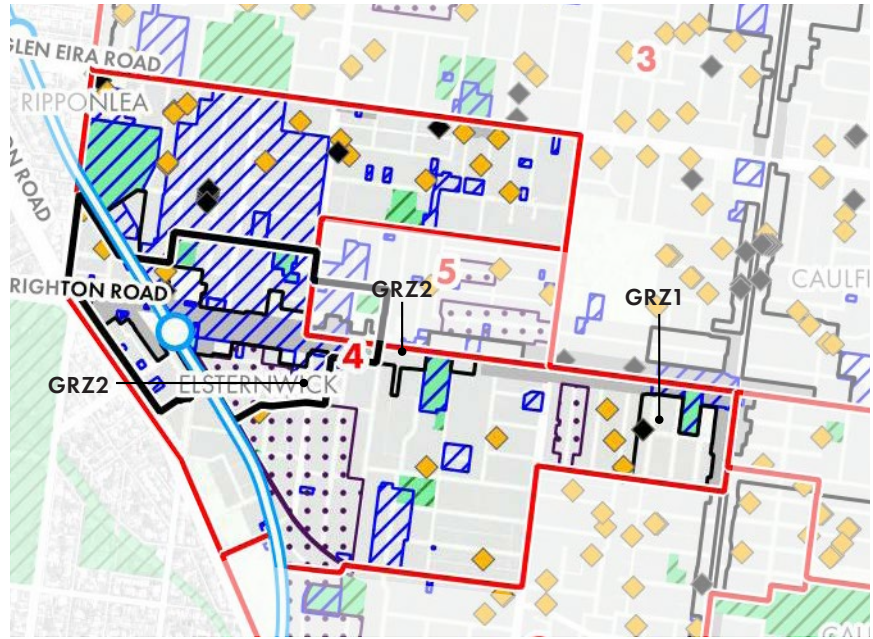


Figure 68. Area 4 Completed Development since 2014

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 4 as identified through the 2014 Character Review is considered appropriate.

The key characteristics for Area 4 as identified through the 2014 Character Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Victorian / Edwardian Base with modern and contemporary overbuilding.**

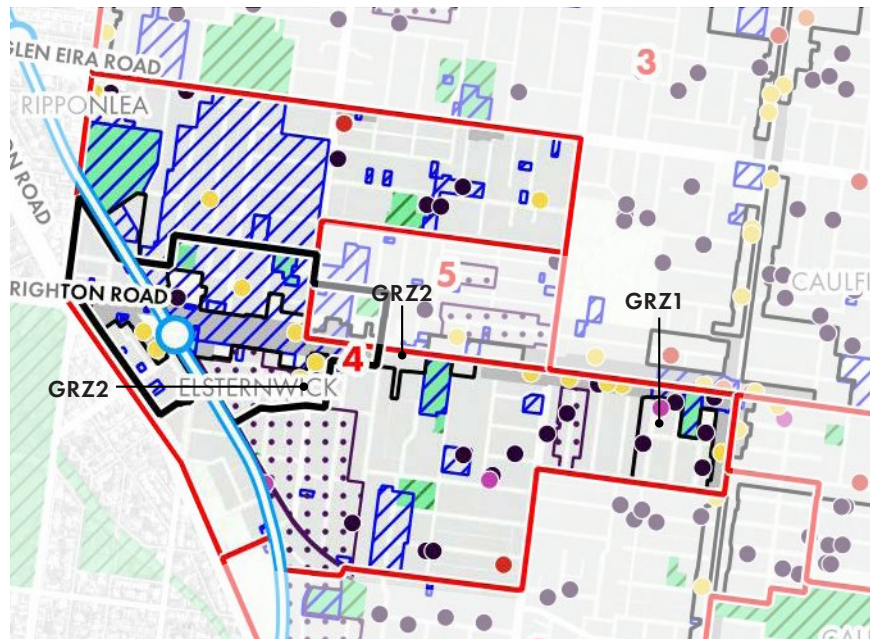


Figure 69. Area 4 Planning Permits (2016-2021)

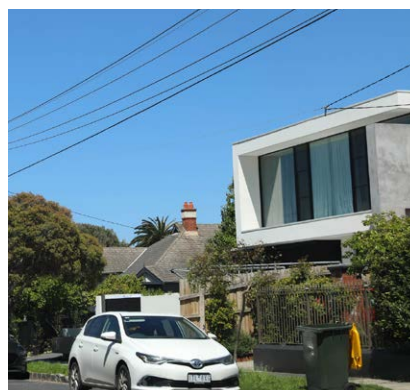


Image 44. Recent Development on Hoddle Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.9.3 AREA 4 - INVESTIGATION AREAS

INVESTIGATION AREA A4-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Glen Huntly Road and close proximity to the Caulfield South NAC. It includes properties fronting onto Kooyong Road, Burreel Avenue, Hoddle Street and Parkside Street.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras are mixed. Parkside Street comprises of entirely 1960s-80s walk-ups and villa unit developments while the balance of the investigation area has a reasonably intact Edwardian base with a small number of Victorian dwellings and some over building from the 60s and 70s and more recent times.

Leafy front gardens are a key feature of Hoddle Street and Burreel Avenue with some presence of canopy trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 4.

Recommendation

Because of the strategic location and the mixed architectural styles and building forms, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact as the dwelling eras and forms are already mixed, and there is an existing presence of strata development. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 45. Hoddle Street Streetscape

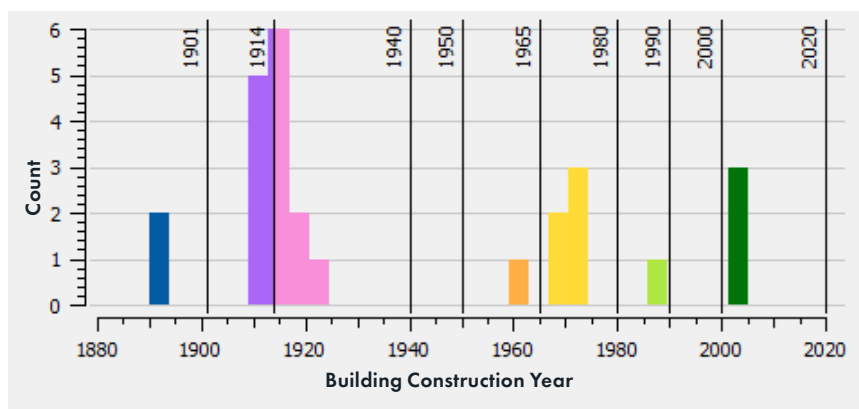


Figure 70. Graph showing the distribution of building construction year across Area 4 - Investigation Area 1

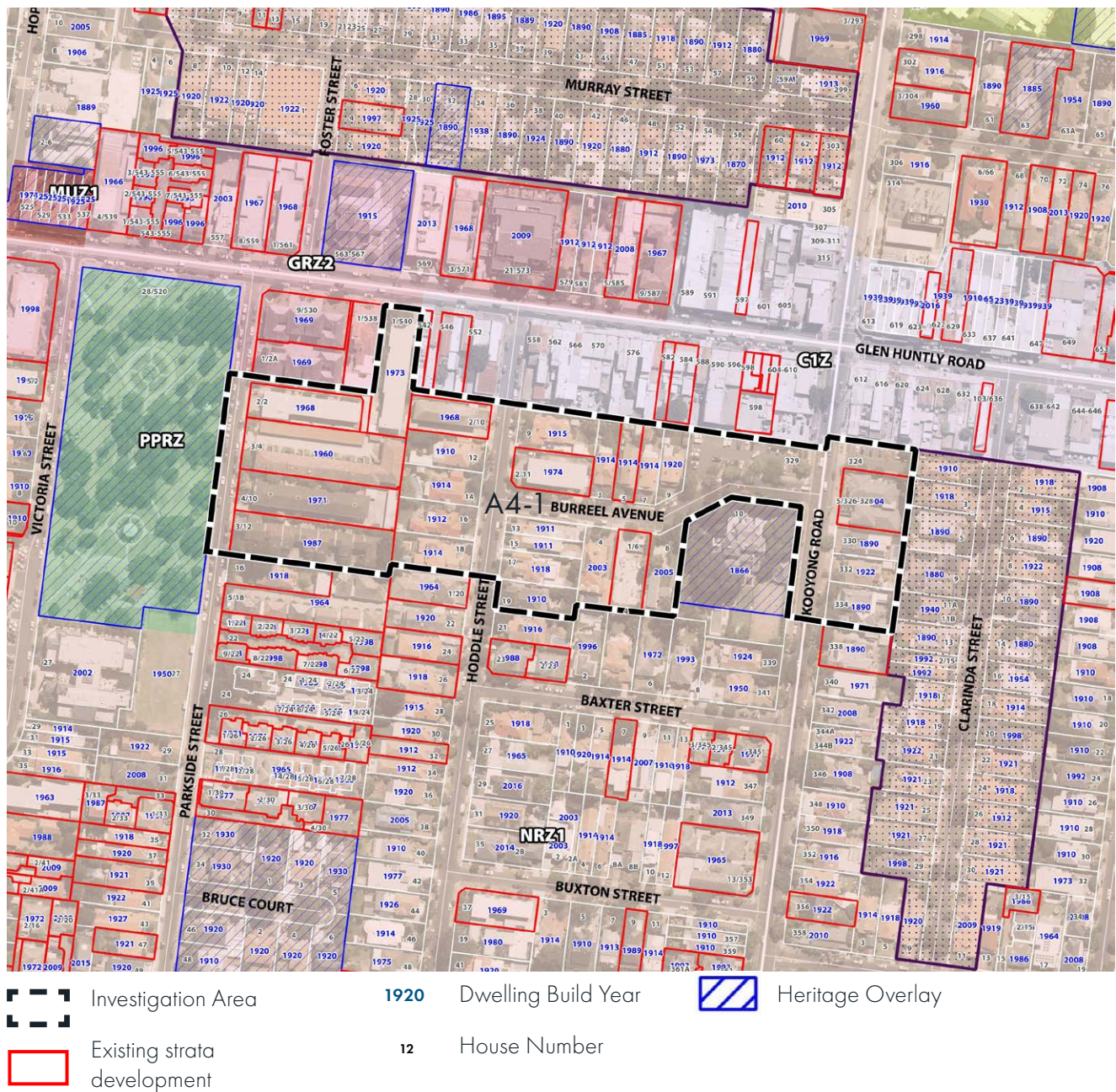


Figure 71. Area 4 - Investigation Area A4-1

3.10 AREA 5: ELSTERNWICK – PRENTICE STREET AREA

3.10.1 AREA 5 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 5 is a small pocket within Elsternwick.

The area has an inner urban character with a strong base of Victorian and Edwardian dwellings and limited redevelopment. Streets are narrower than elsewhere in Elsternwick and lot sizes are smaller resulting in smaller front and side

setbacks. As a result it has a contrasting compact feel.

Residential properties within Area 5 are zoned NRZ1. Heritage and Neighbourhood Character Overlays apply to pockets throughout the area, including along Murray Street, Prentice Street and Curral Road, where there is a prominent Victorian and Edwardian base. DDO4 also applies to maintain low, open front fences in the area.

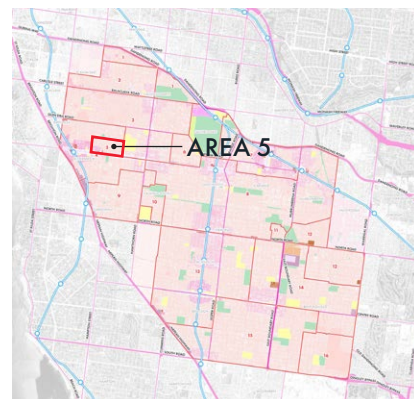


Figure 72. Character Area location Plan

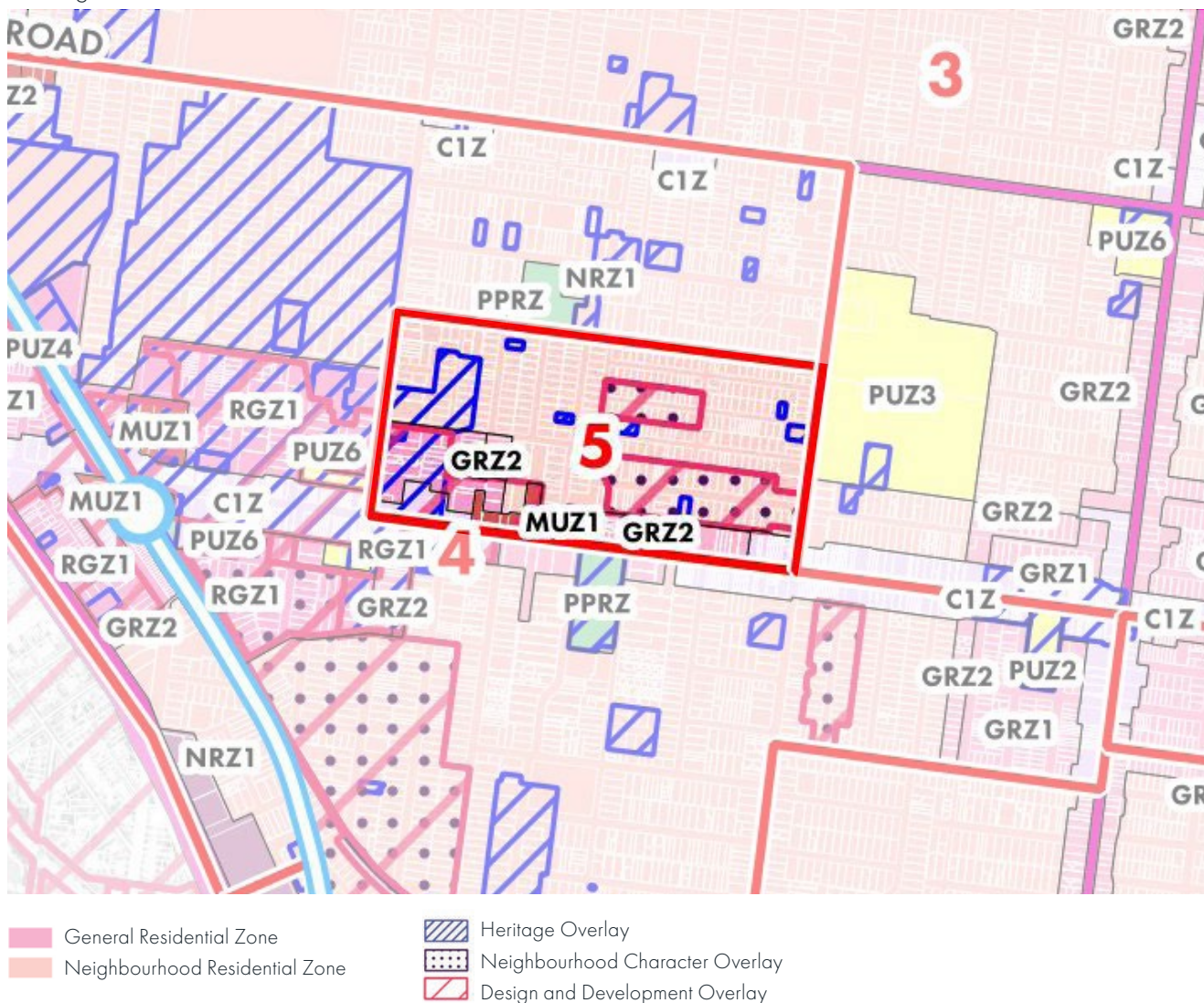


Figure 73. Area 5 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 5. These characteristics have been reviewed and additional key characteristics for Area 5 have been added in the next section.

Victorian / Edwardian inner urban base with modern overbuilding

- This area has a Victorian and Edwardian base with a limited amount of modern infill.
- The tight street pattern and small lot sizes, which were developed alongside the shopping and transport spine of Glen Huntly Road, are distinct.
- As an “inner urban” character type, there is minimal front and side setbacks and limited vegetation in private gardens or street planting. The buildings form the edge of the street and define its character.



Image 47. Victorian cottages on Edward Street



Image 46. Edwardian cottage on Prentice Street



Image 48. Victorian cottages on Edward Street



Image 49. Victorian cottages on Murray Street

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 5:

Character Element	Description
Architectural Eras	Areas where heritage and neighbourhood character overlays apply are predominately include housing from the Victorian, Edwardian and inter-war Eras. There has been a small amount of overbuilding across the area.
Building Heights	Building heights are predominately 1-2 storeys.
Building Forms	This area predominately consists of detached Victorian and Edwardian dwellings with modest building forms.
Roof Forms	Edwardian and Victorian dwellings have pitched roof forms with a mixed of hipped and gable ends.
Building Materials	Predominately brick or weatherboard exterior with timber detailing. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes are typically smaller (less than 500sq.m) and narrower (less than 18m wide). The, most common range is between 400sq.m to 500sq.m. However, along Orrong Road and Glen Huntly Road, lot sizes and widths increase.
Site Coverage	Building site coverage within the area is typically ranging from 47.5% to 62.5%. Despite this tree cover and street tree cover is generally greater than 10% and 15% respectively.
Front Setbacks	Front setbacks are predominately between 3m to 6m, with 4.5m being the most common setback, contributing to the area's 'inner urban' character.
Side Setbacks	Setbacks are typically provided to both side boundaries however the setback distance varies between 1m and 3m.
Car Parking	Car parking is generally provided through carports located within the 3m side setback or within the front setback on original dwellings. Some properties have no car parking.
Gardens	Front gardens are typically compact and are mixed. Some contain small trees and shrubs and others have limited vegetation.
Front Fencing	Front fences are typically medium height and timber picket.
Streetscapes	Street planting is regular, consisting of medium sized trees with small canopies. The absence of nature strips creates a more urban character across many streets.

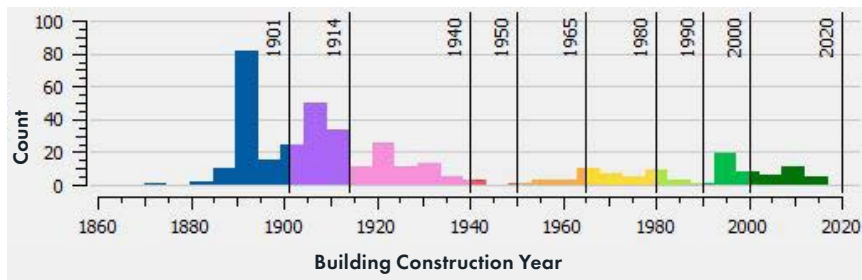


Figure 74. Graph showing the distribution of building construction year across Area 5.

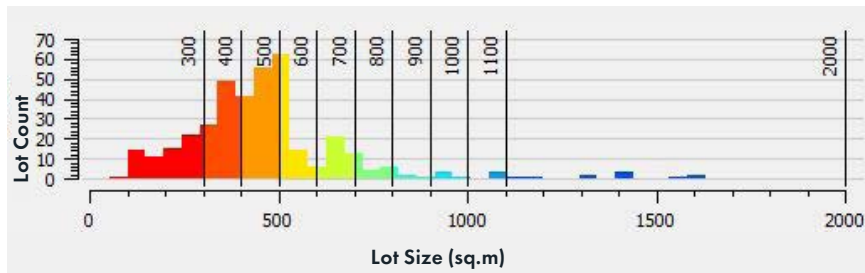


Figure 75. Graph showing the distribution of lot sizes across Area 5.

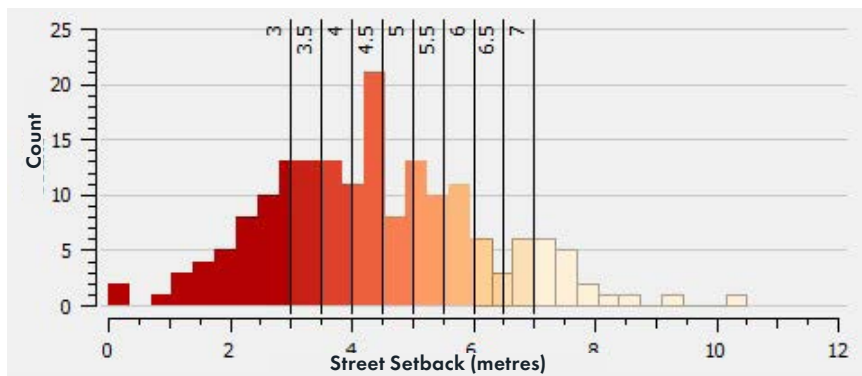


Figure 76. Graph showing the distribution of street setbacks across Area 5.

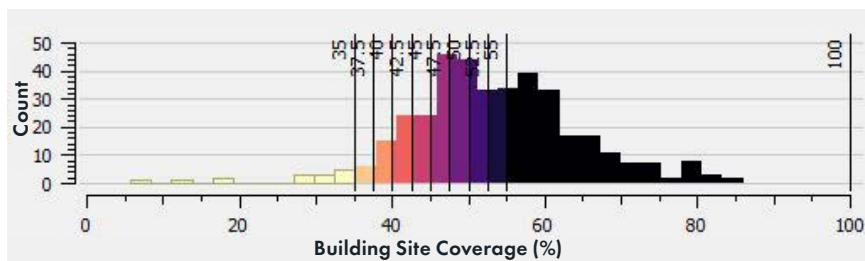


Figure 77. Graph showing the distribution of building site coverage across Area 5.

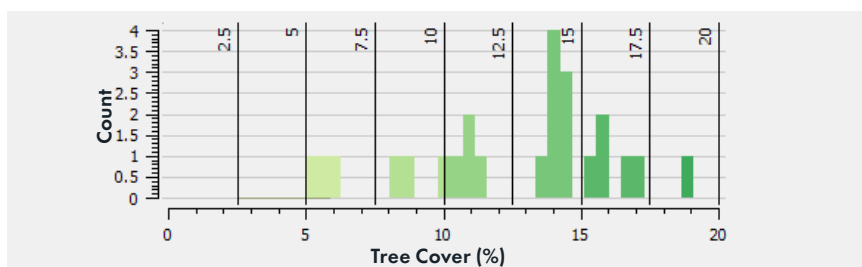


Figure 78. Graph showing the distribution of tree cover across residential street blocks in street

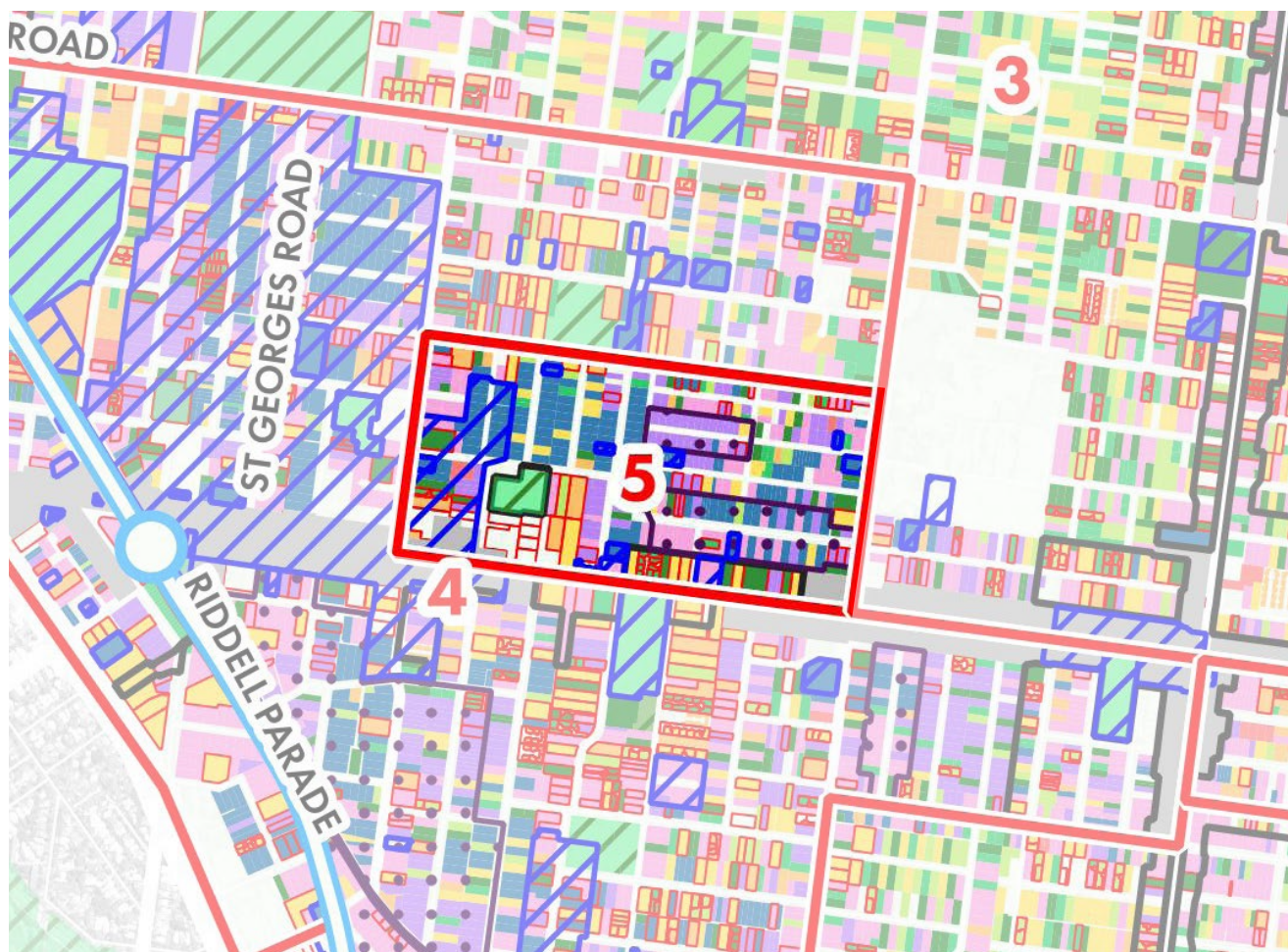
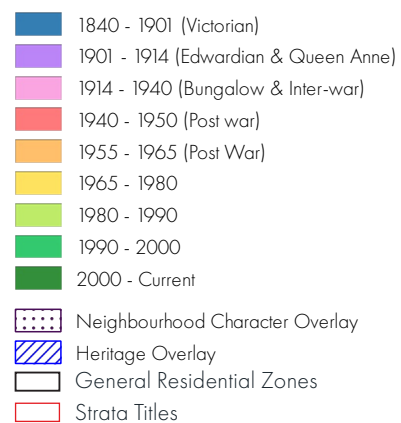


Figure 79. Area 5 Build Year and Architectural Eras Map

Build Year and Architectural Eras



CHANGES SINCE THE 2014 CHARACTER REVIEW

There has been limited development activity in Area 5:

- 2 dwellings were constructed in the area since 2014.
- Permits approved between 2016 - 2021 are typically for 2 dwellings or less.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 5 as identified through the 2014 Character Review is considered appropriate.

The key characteristics for Area 5 as identified through the 2014 Character Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the inner urban character, and to better reflect the contemporary overbuilding found within the neighbourhood, the character type of this area is recommended to be renamed as **Inner Urban - Victorian / Edwardian base with modern and contemporary overbuilding.**

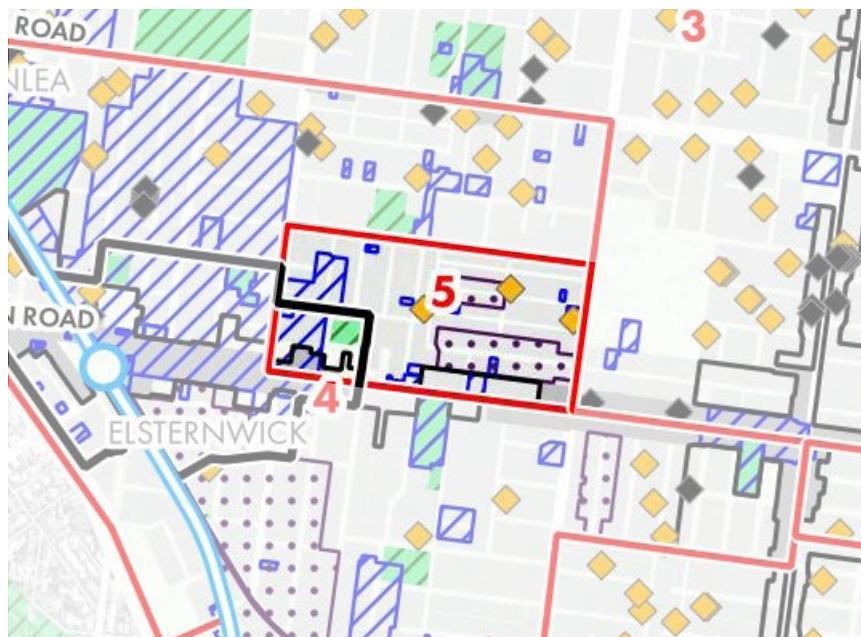


Figure 80. Area 5 Completed Development since 2014



Figure 81. Area 5 Planning Permits (2016-2021)



Image 50. Recent Development on Moreton Street



Image 51. Recent Development on Edward Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.11 AREA 6: CAULFIELD – BETWEEN BAMBRA RD AND THE RACECOURSE

3.11.1 AREA 6 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 6 is situated in Caulfield, to the southwest of Caulfield Racecourse. It is located between Booran Road, Bambra Road, Glen Eira Road and Glen Huntly Road. This area has a garden suburban character with an inter-war base.

It has a strong inter-war base however there has been significant redevelopment from the post-war period onwards. There are a significant number of recent detached dwellings within the area.

The area is predominately zoned NRZ1 with GRZ2 located along Glen Huntly Road. Heritage overlays apply along Glen Eira Road and the northern section of Bambra Road, as well as individual Victorian era buildings.

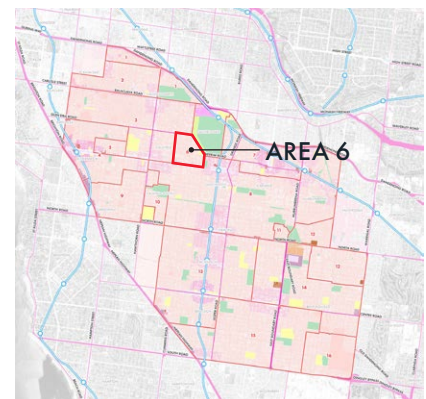


Figure 82. Character Area location Plan

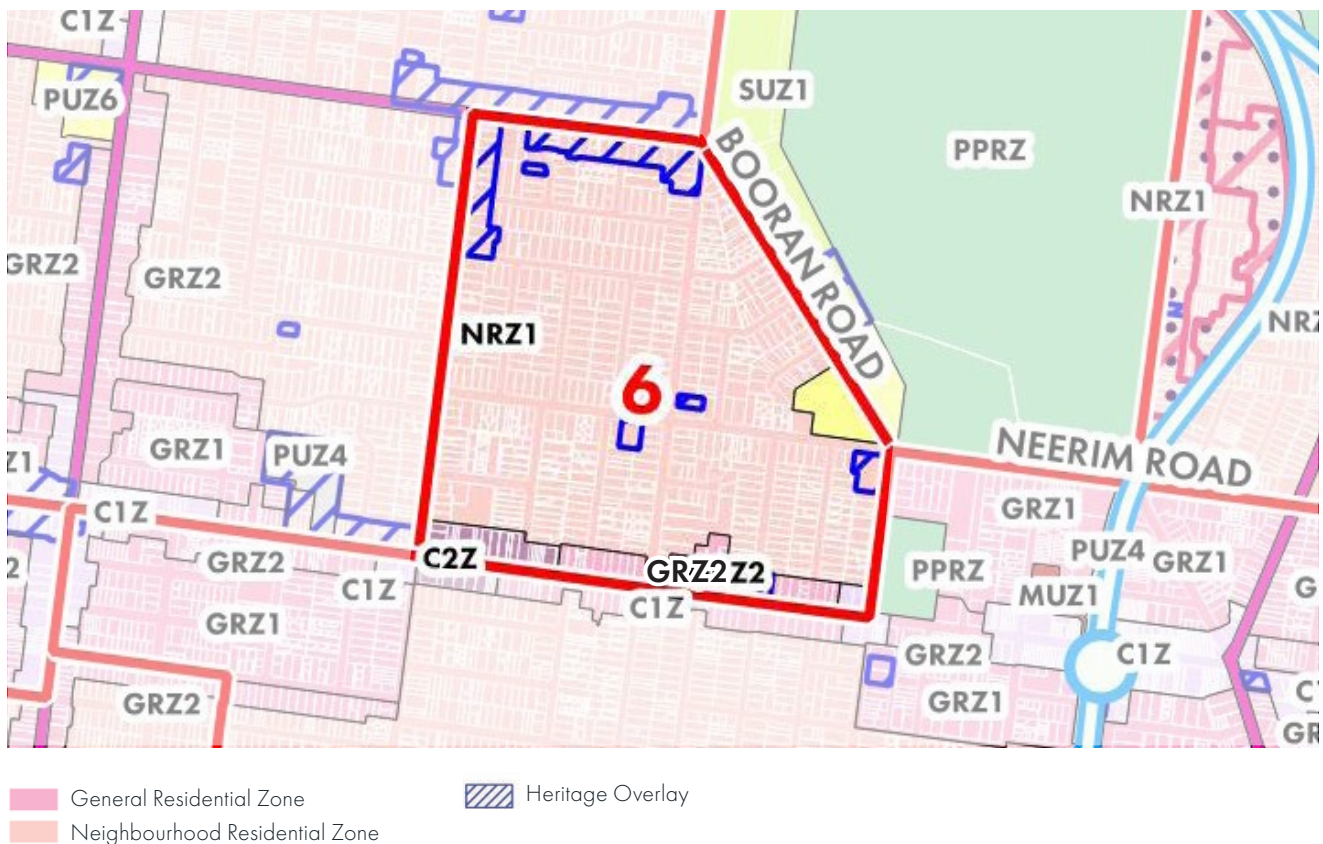


Figure 83. Area 5 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 6. These characteristics have been reviewed and additional key characteristics for Area 6 have been added in the next section.

Inter-war garden suburban with modern overbuilding

- *This area has an inter-war garden suburban base, with modern overbuilding creating a mixed character.*
- *There is a high number of inter-war buildings still present, many of the Spanish Mission style.*
- *The distorted grid layout near the racecourse is also a distinct characteristic.*
- *The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.*



Image 52. Glen Huntly Road Streetscape

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 6:

Character Element	Description
Architectural Eras	Dwelling eras are mixed. There is a strong base of inter-war dwellings with gradual redevelopment from the 1960s onwards, which includes a mix of walk-ups, villa units and townhouses and detached dwellings. The Glen Huntly Road frontage includes a strong presence of post-war walk-up units and inter-war dwellings
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) interspersed.
Building Forms	Building form is mixed, with a high number of inter-war dwellings with larger footprints.
Roof Forms	Roof forms are mixed but generally pitched.
Building Materials	Wall materials are predominately brick with some roughcast render and some weatherboard. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes are mixed. The common ranges in the area are 200-350sq.m and 500-700sq.m. Smaller lots (less than 400sq.m) tend to be focused along major roads and close to Caulfield Station. Larger (greater than 1000sq.m) and wider properties (greater than 27m) are located along Kambrook Road, near Glen Huntly Road.
Site Coverage	Building site coverage typically between 40% to 60%. They increase towards Glen Huntly Road, in particular along Kambrook Road, near Glen Huntly Road and along Freeman Street.
Front Setbacks	Front setbacks are mixed, typically ranging from 4.5m to 9m. Reduced front setbacks (less than 5m) are focused around commercial uses near the corner of Glen Huntly Road and Bambra Road.
Side Setbacks	Dwellings generally have a 3m side setback to one boundary and 1m to the other boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings.
Gardens	The area has well established gardens with low to medium scale vegetation. Some private gardens include substantial trees. Front gardens are typically spacious, with established trees on streets and in gardens contributing to a leafy character.
Front Fencing	Front fences are typically low to medium height and constructed from a mix of timber and brick materials.
Streetscapes	Established street trees add to the garden character of the area. Tree cover is generally greater than 15% throughout the area, although reduces closer to the corner of Glen Huntly and Bambra Road.

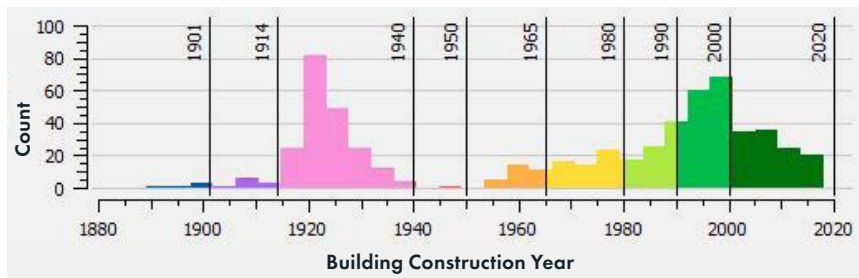


Figure 84. Graph showing the distribution of building construction year across Area 6.

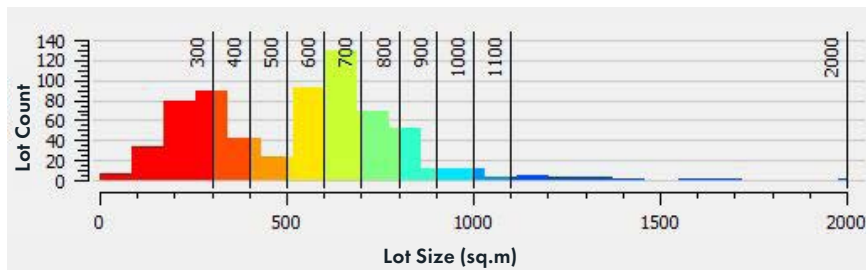


Figure 85. Graph showing the distribution of lot sizes across Area 6.

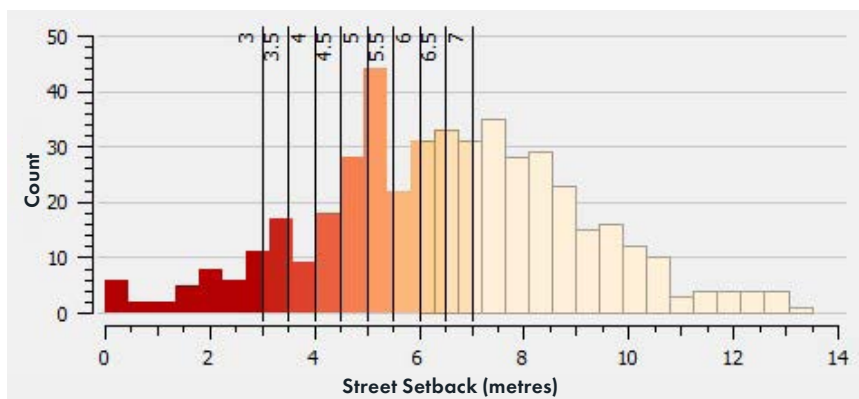


Figure 86. Graph showing the distribution of street setbacks across Area 6.

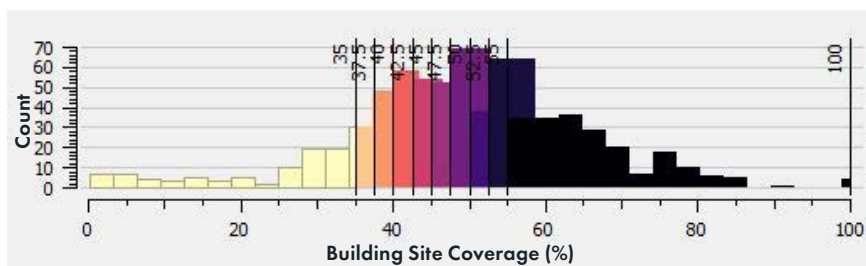


Figure 87. Graph showing the distribution of building site coverage across Area 6.

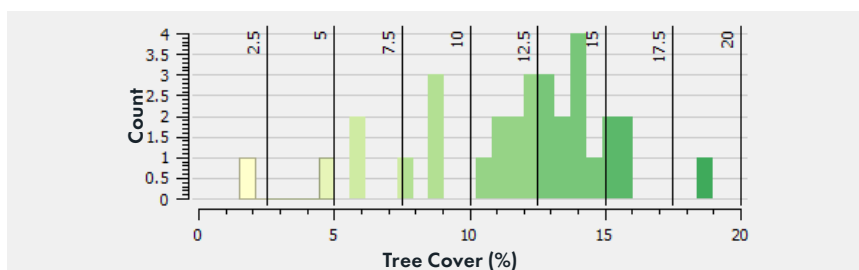


Figure 88. Graph showing the distribution of tree cover across residential street blocks in Area 6.

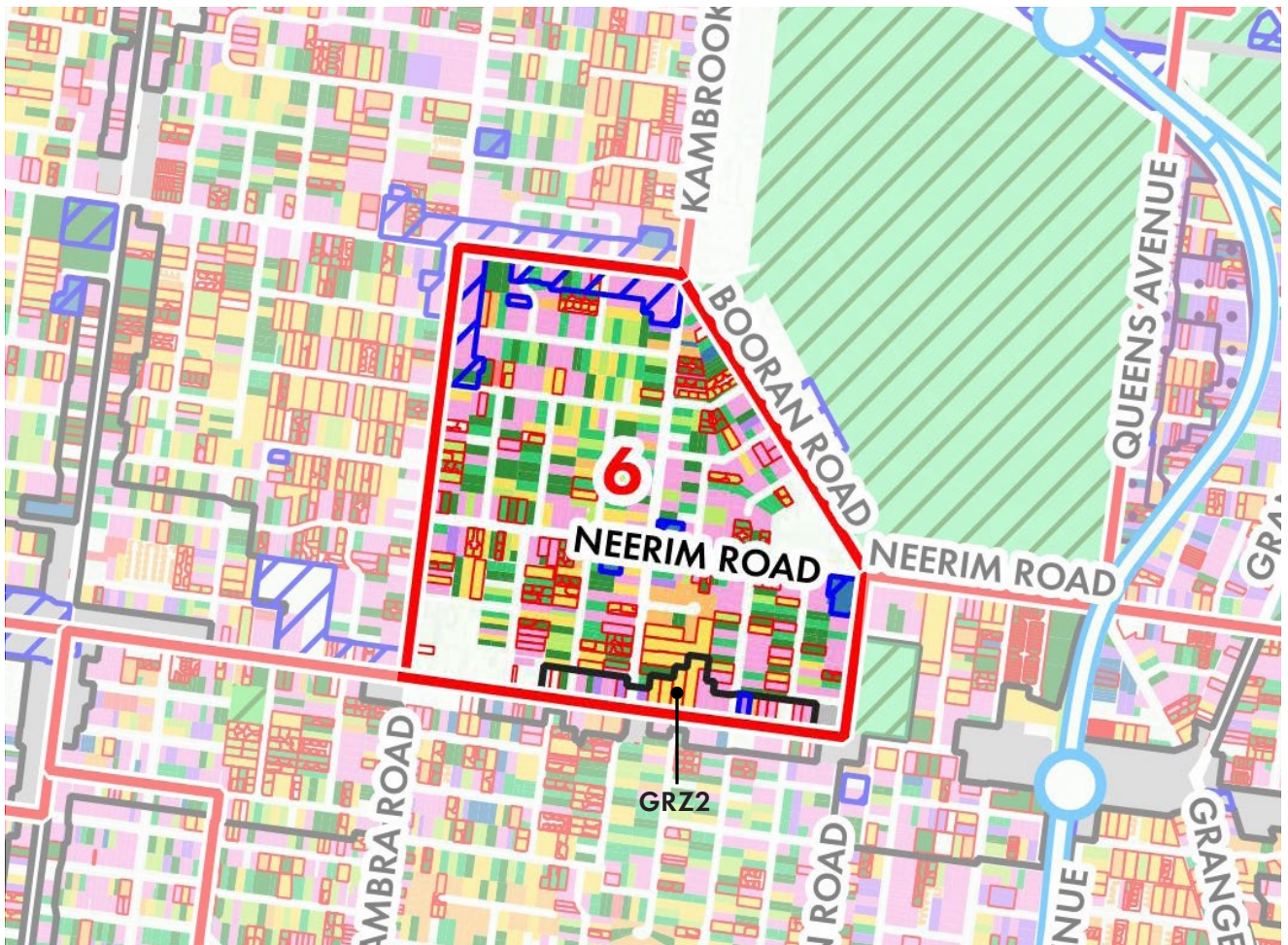


Figure 89. Area 6 Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been moderate redevelopment within Area 6.
- Permits approved between 2016 - 2021 are typically for 2 dwellings within the NRZ, although permits for developments of 5 or more dwellings have been approved within GRZ areas along Glen Huntly Road.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 6 as identified through the 2014 Character Review is considered appropriate.

The key characteristics for Area 6 as identified through the 2014 Character Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the general garden suburban pattern, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Inter-war Base with modern and contemporary overbuilding.**

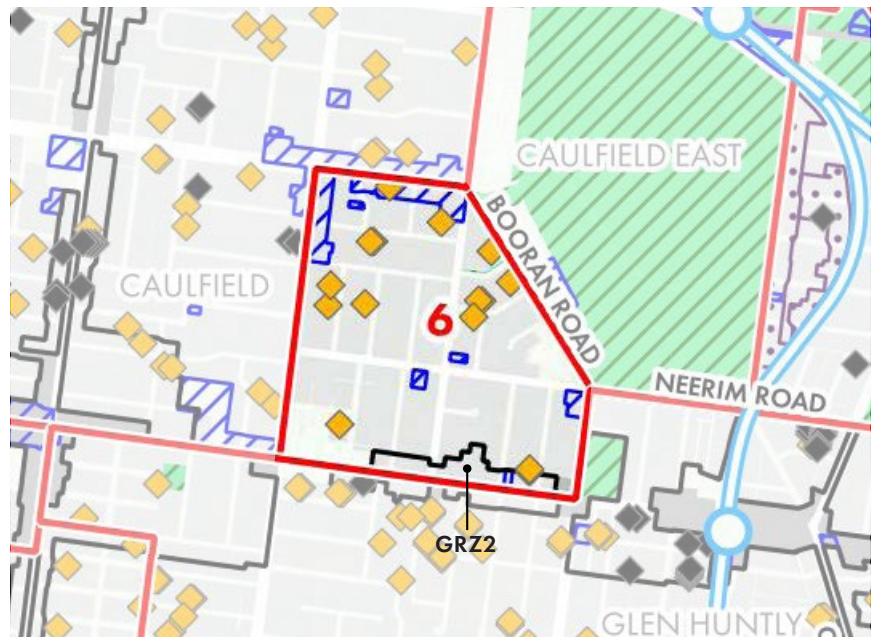


Figure 90. Area 6 Completed Development since 2014

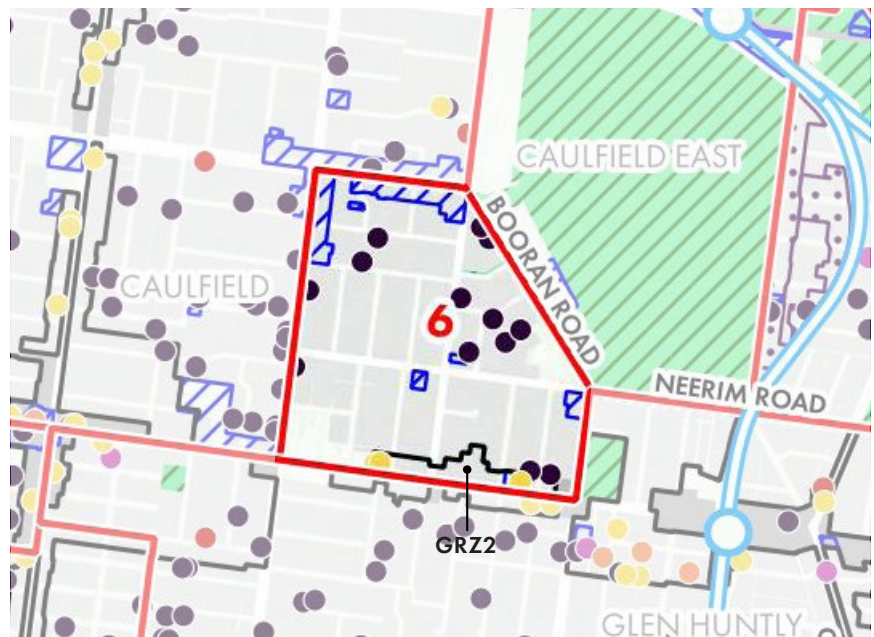


Figure 91. Area 6 Planning Permits (2016-2021)

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.11.2 AREA 6 - INVESTIGATION AREAS

INVESTIGATION AREA A6-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Glen Huntly Road. It includes properties north of Glen Huntly Road. It also includes a small number in Chloris Crescent which are included within Neighbourhood Character 3.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling era across the investigation area are mixed and includes mostly overbuilding from the 1960s-2000s which are generally in the form of walk-up apartments and villa units. There are some remaining Californian bungalows and inter-war dwellings.

Front setbacks vary due to the mixed lot sizes and eras of development. Gardens generally lack canopy trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 6.

Recommendation

Because of the strategic location, the mixed architectural styles and building forms, as well as the lack of canopy trees in front gardens, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with villa units and townhouses would not have a significant impact as the dwelling eras and forms are already mixed, and there is an existing presence of strata development. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.

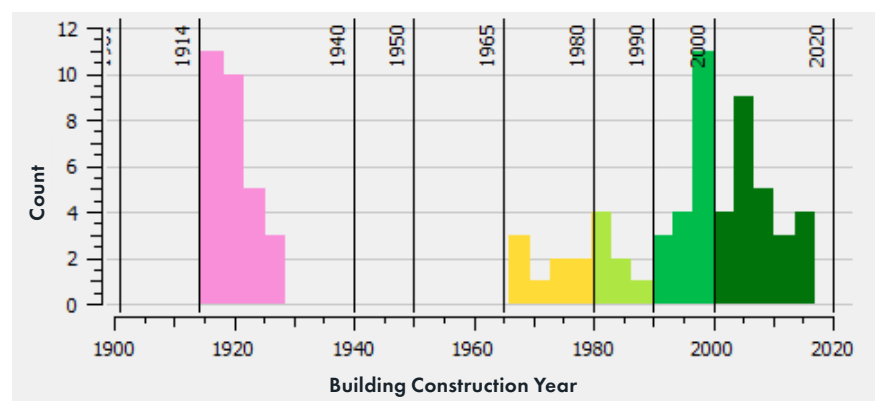


Figure 92. Graph showing the distribution of building construction year across Area 6 - Investigation Area 1

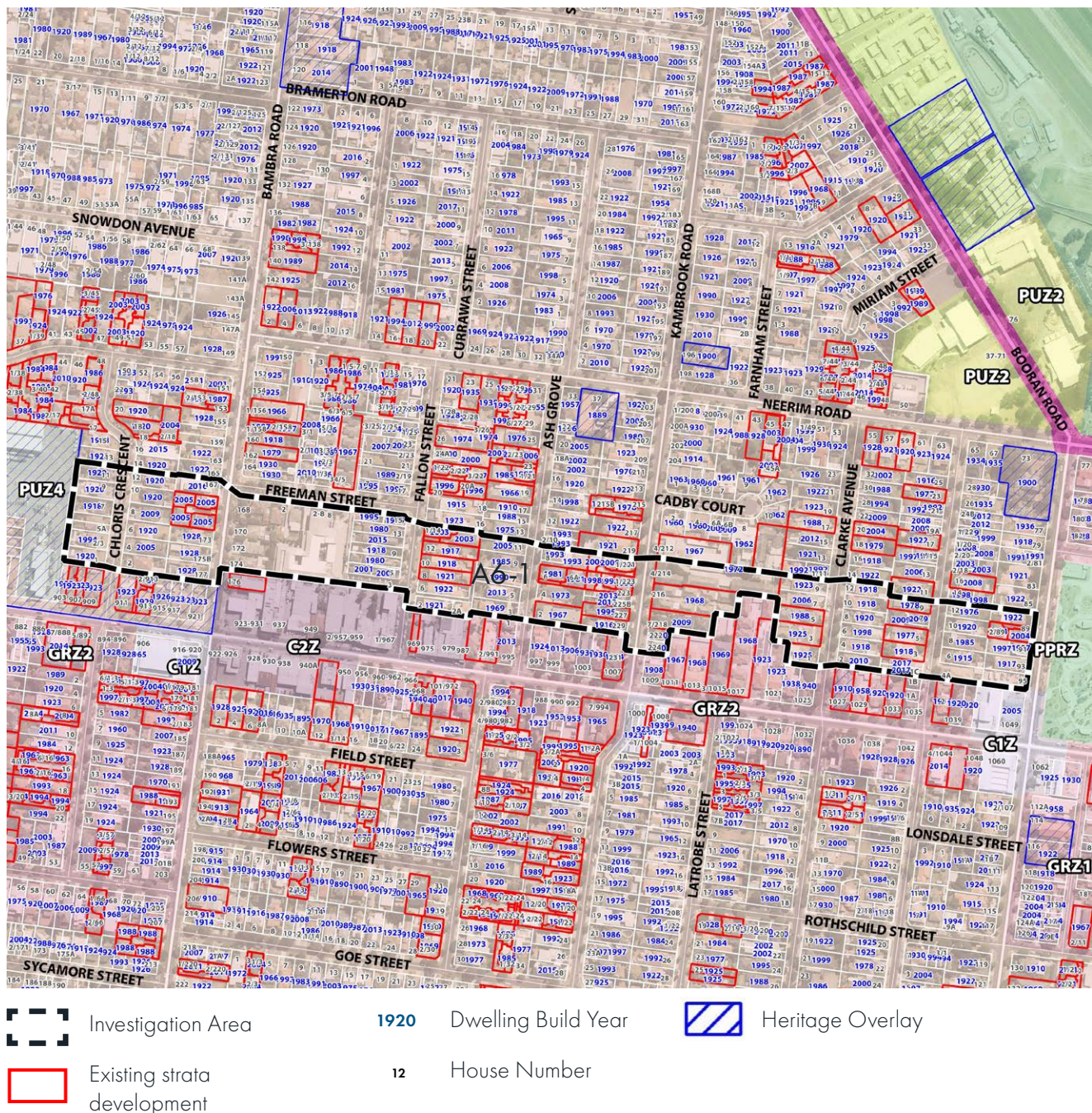


Figure 93. NCA6 - Investigation Area A6-1

3.12.1 AREA 7 -
NEIGHBOURHOOD
CHARACTER
ASSESSMENT

OVERVIEW

Area 7 includes residential areas surrounding the Carnegie MAC, south of the railway line and parts of Caulfield East, refer to separate section for the built form analysis of these areas closest to the MAC. This area has a garden suburban character with an Edwardian and inter-war base.

The Edwardian and inter-war base is intact in many streets across the area, which is recognised by the several Neighbourhood Character Overlays

that apply. The eastern parts of Area 7 closer to the MAC have seen more redevelopment with villa units, walk-ups and more recent apartment buildings.

Areas of GRZ1 and GRZ2 are located along Dandenong Road, Glen Huntly and around the Murrumbeena Activity Centre. RGZ areas are located near commercial, and retail uses along Koornang Road. The balance of the residential area is NRZ.

Neighbourhood character overlays apply to much of the area between the racecourse and railway corridor. Other NCO areas include along McPherson Avenue, Munster Avenue and Hollywood Grove in Caulfield

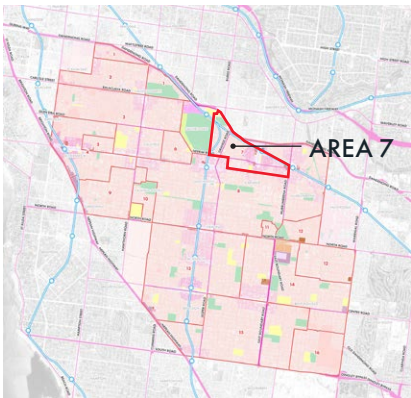


Figure 94. Character Area location Plan

East. These overlays recognise the Edwardian and inter-war base. Heritage overlays apply to a few scattered properties.

DDO3 and DDO4 apply to the NCO areas to ensure low, open front fences are provided.

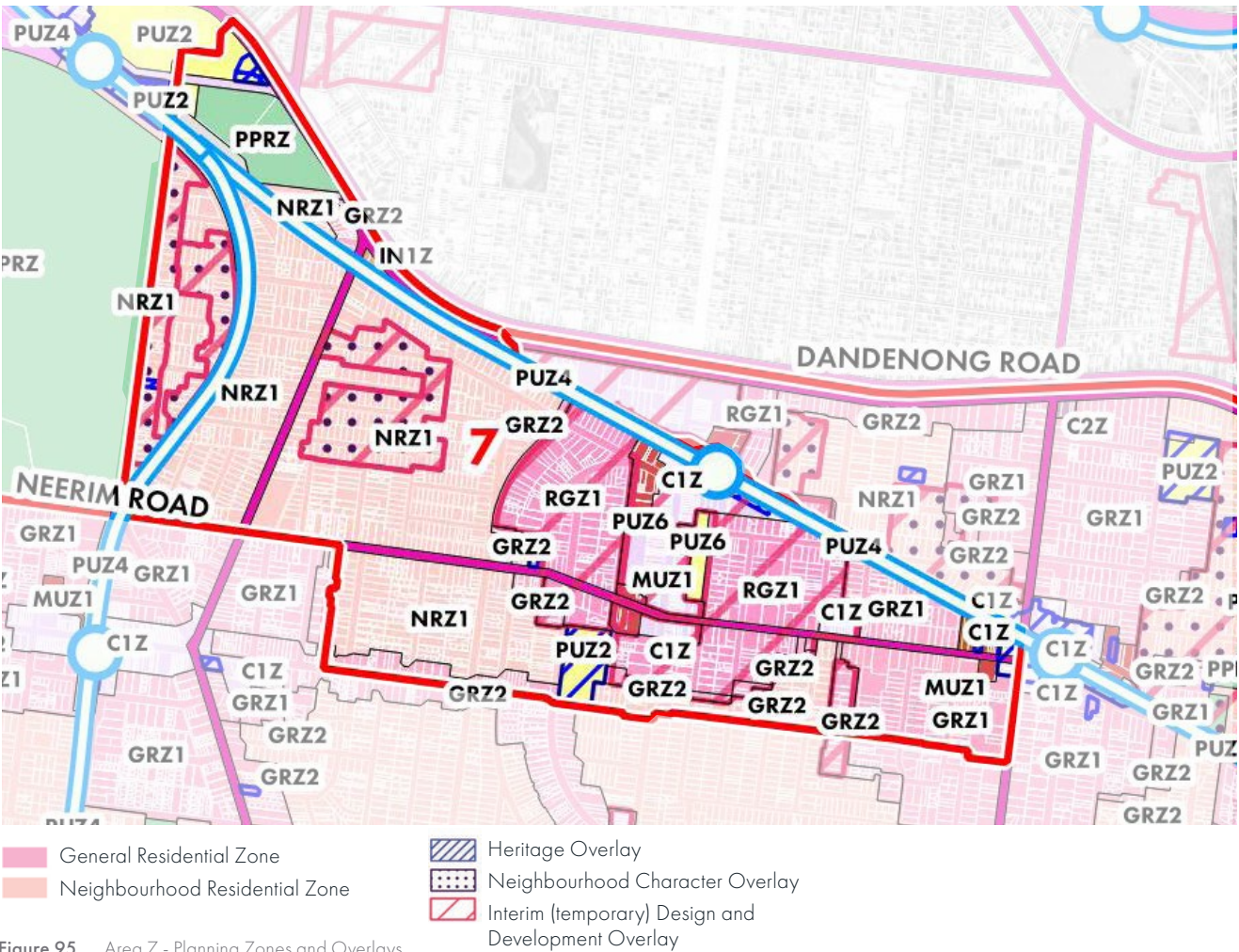


Figure 95. Area 7 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 7. These characteristics have been reviewed and additional key characteristics for Area 7 have been added in the next section.

Edwardian / inter-war garden suburban base with modern overbuilding

- *The area between the racecourse and the railway line is characterised by a range of development, however its Victorian and Edwardian era base is strongly evident.*



Image 54. Edwardian dwelling on Munster Avenue



Image 53. Two-storey walk-up apartments on Munster Avenue



Image 55. Edwardian dwellings on Leamington Crescent

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 7:



Image 56. Medium height timber picket front fence on Munster Avenue



Image 57. Lush canopy trees on Munster Avenue

Character Element	Description
Architectural Eras	Architectural eras are mixed across the area with a base of Edwardian and inter-war dwellings with consistent overbuilding from the 1960s until recent times. Locations to the north of Neerim Road and west of Mimosa Road have a stronger Edwardian base. Areas of 1965s – 1980s era development are predominantly located to the east of Mimosa Road (and west of Koornang Road), as well as along Glen Huntly Road. GRZ1 areas surrounding the Murrumbeena Neighbourhood Activity Centre have a strong presence of Edwardian and Californian bungalow dwellings with some post-war walk-up apartments and villas.
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) typically located near Carnegie Station.
Building Forms	Building form is mixed. Original dwellings have modest building forms with relatively narrow widths. Post-war walk-up apartments have wider forms and are generally two storey.
Roof Forms	Original dwellings have pitched roof forms with a mix of hipped and gable end. Dwellings from the 1960s onwards typically have flat roof forms.
Building Materials	Walls are predominately brick with some original weatherboard dwellings. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes are mixed. The common lot size ranges from 200sq.m to 700sq.m. Larger lots (greater than 800sq.m) and wider lots (greater than 27m wide) are generally located along Murrumbeena Road and within close proximity to Carnegie Station. These properties tend to provide for multi-unit developments and walk-ups. Lot sizes with original dwellings are generally large, properties close to railway are smaller due to railway's alignment. Dwellings have narrower frontages with small side setbacks.
Site Coverage	Building site coverage is typically between 40% to 60%, they increase towards Glen Huntly Road, in particular near Koornang Road.
Front Setbacks	Front setbacks are mixed throughout however the majority are between 4.5m to 8m.
Side Setbacks	Original dwellings typically have a 3m side setback on one side of the property and 1m to the other boundary. More recent development includes garages built to one side boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings.
Gardens	Styles and size of front gardens vary. Some sections have established trees while others have with extensive lawn or hardscape.
Front Fencing	Front fences are typically low to medium height comprising a mix of timber picket and brick materials.
Streetscapes	Canopy tree planting is generally greater than 15% between Grange Road and the racecourse. Canopy cover tends to decrease closer to Carnegie Station and commercial and retail uses along Koornang Road.

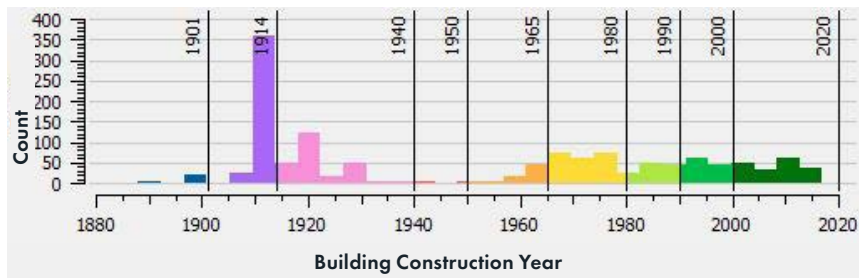


Figure 96. Graph showing the distribution of building construction year across Area 7.

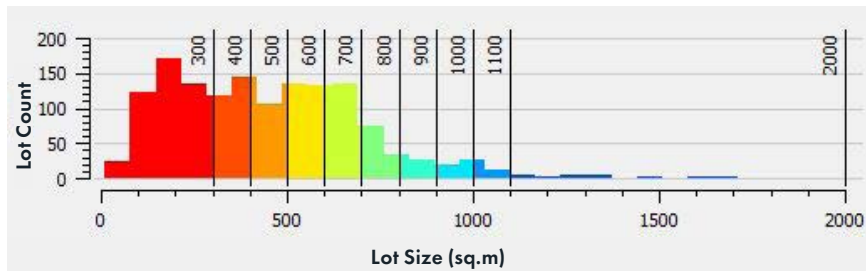


Figure 97. Graph showing the distribution of lot sizes across Area 7.

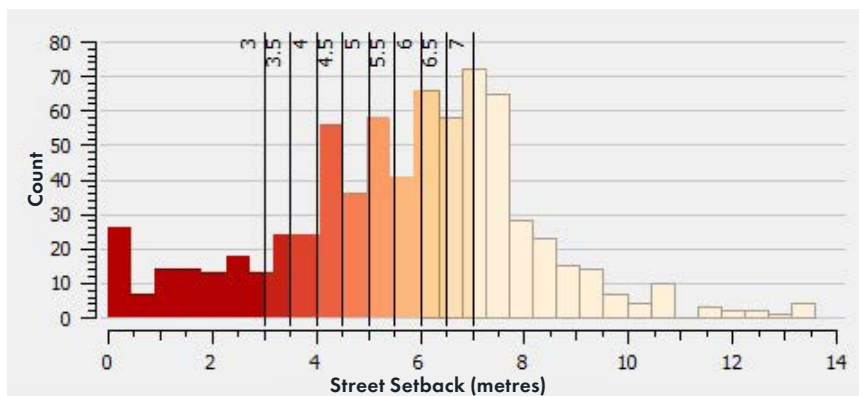


Figure 98. Graph showing the distribution of street setbacks across Area 7.

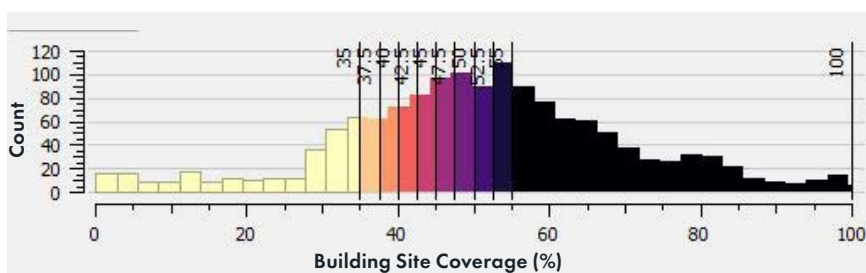


Figure 99. Graph showing the distribution of building site coverage across Area 7.

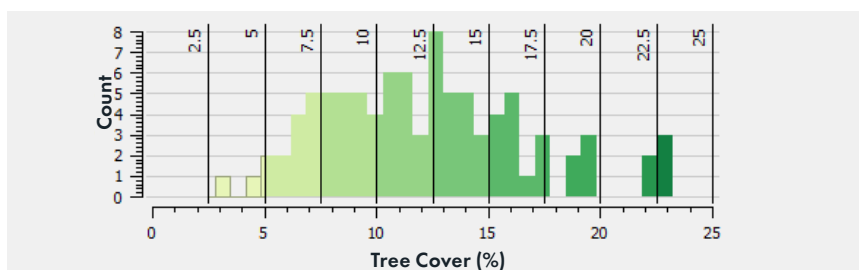


Figure 100. Graph showing the distribution of tree cover across residential street blocks across residential street blocks in Area 7.

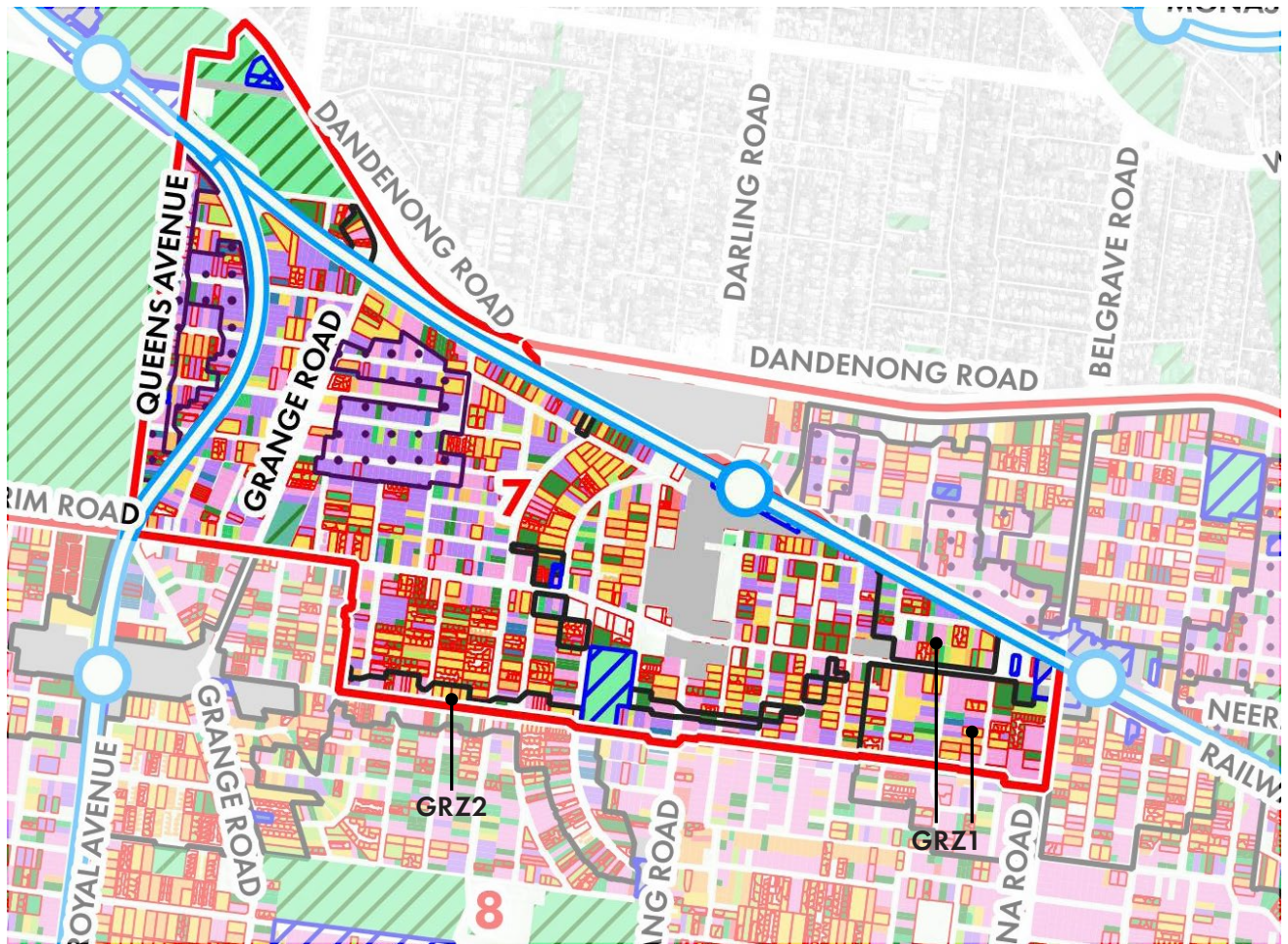


Figure 101. Area 7 Build year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been moderate redevelopment within the NRZ and GRZ areas.
- Permits approved between 2016 - 2021 are typically for 2 dwellings within the NRZ, although permits for developments of 5 or more dwellings have been approved in GRZ and RGZ areas within proximity to Koornang Road. These include a number of apartment complexes.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 7 as identified through the 2014 Character Review is considered appropriate. Key characteristics in the Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the general garden suburban pattern, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Edwardian/Inter-war Base with modern and contemporary overbuilding.**

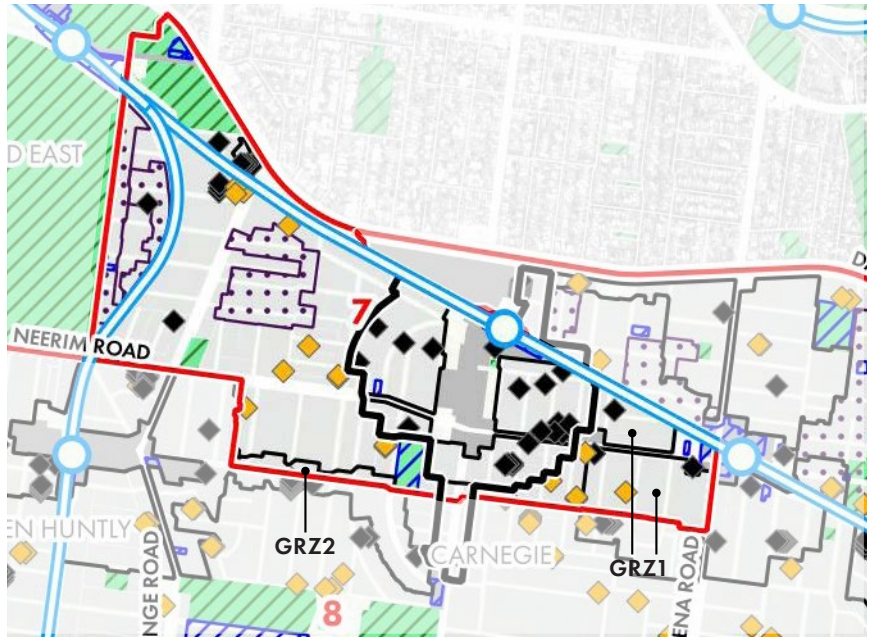


Figure 102. Area 7 Planning Permits & Completed Development since 2014

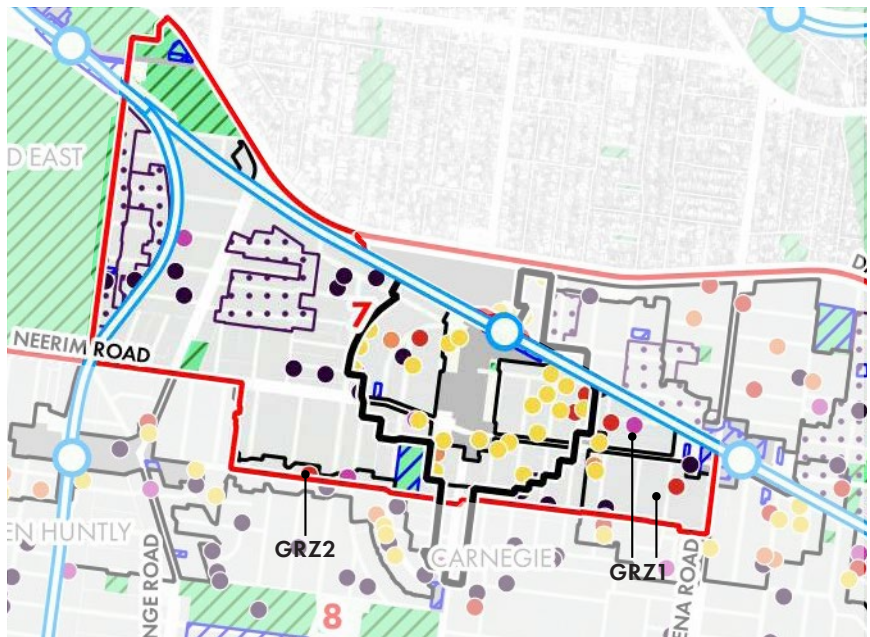


Figure 103. Area 7 Planning Permits & Completed Development since 2014



Image 58. Recent development on Moodie Street



Image 59. Recent development on Lord Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.12.2 AREA 7 - INVESTIGATION AREAS

INVESTIGATION AREA A7-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Glen Huntly Road. It includes properties north of Glen Huntly Road between the Glen Huntly and Carnegie activity centres.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling era across the investigation area are mixed and includes mostly overbuilding from the 1960s-2000s which are generally in the form of walk-up apartments and villa units. There are some remaining Edwardian, Californian bungalows and inter-war dwellings.

Front setbacks vary due to the mixed lot sizes and eras of development. Gardens generally lack canopy trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 7.

Recommendation

Because of the strategic location, the mixed architectural styles and building forms, as well as the lack of canopy trees in front gardens, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with villa units and townhouses would not have a significant impact as the dwelling eras and forms are already mixed, and there is an existing presence of strata development. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 60. Two-storey walk-ups on Yendon Road



Image 61. Recent development on Yendon Road



Image 62. Two-storey walk-ups on St Huberts Road

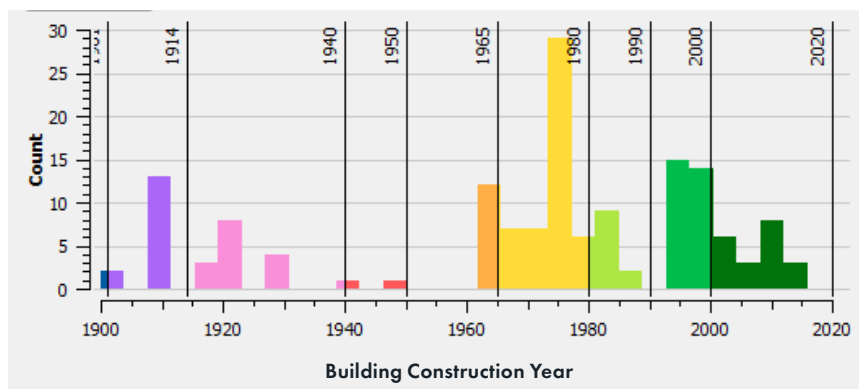


Figure 104. Graph showing the distribution of building construction year across Area 7 - Investigation Area 1

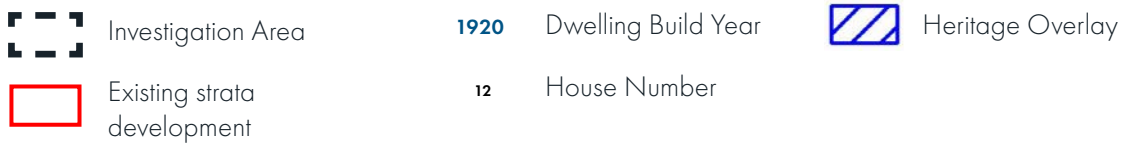
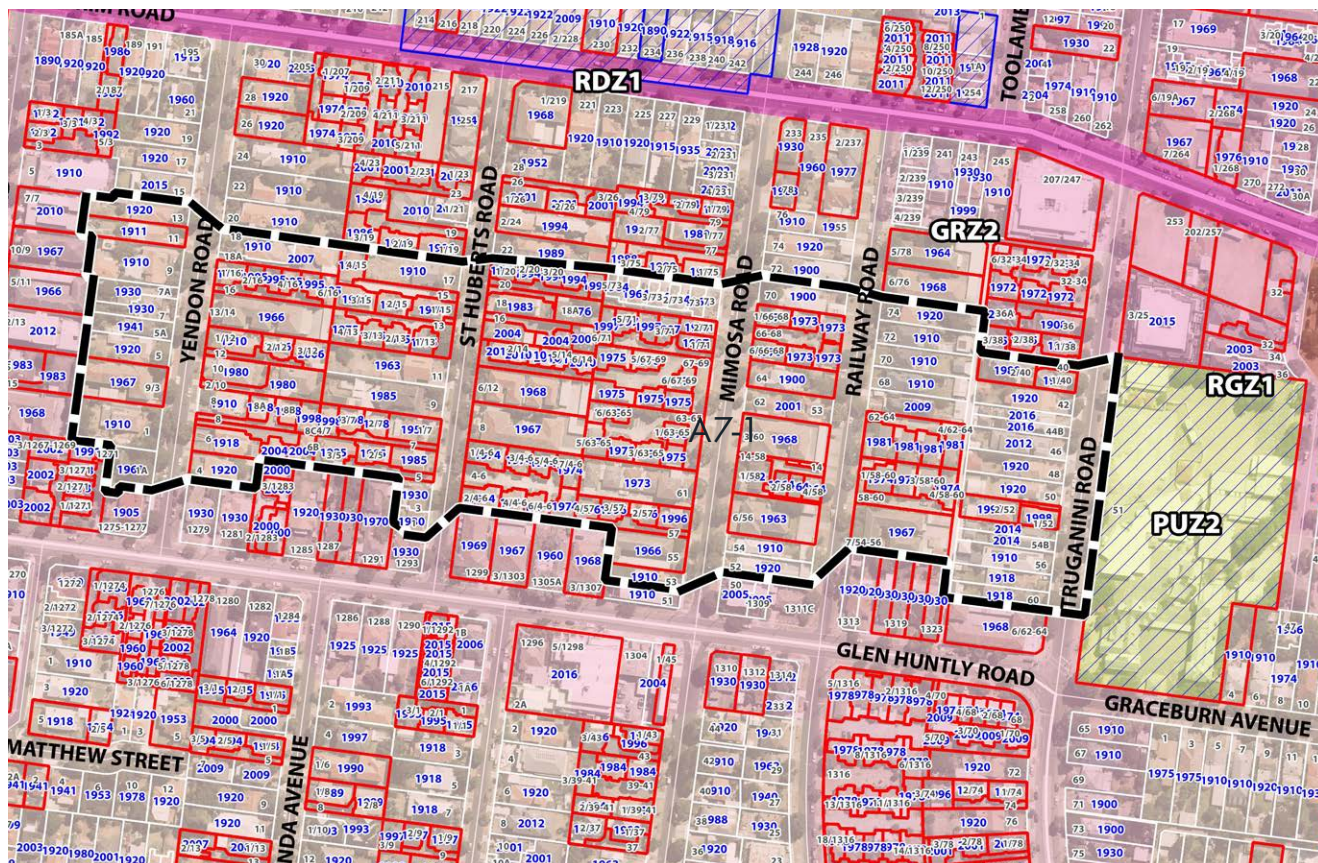


Figure 105. NCA7 - Investigation Area A7-1

3.13 AREA 8: GLEN HUNTLY, CARNEGIE, MURRUMBEENA

3.13.1 AREA 8 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 8 covers a large area encompassing parts of Glen Huntly, Carnegie, Murrumbeena, Caulfield South and Ormond. This area has a garden suburban character with an inter-war base.

The common characteristic of Character Area 8 is the inter-war dwelling base which is evident in varying degrees across the suburbs. post-war strata development has a strong presence particularly within Glen Huntly and the southern parts of Carnegie. More recent detached and dual occupancy (side by

side townhouses) are common in Caulfield South.

Substantial areas of GRZ are located along Glen Huntly Road and Dandenong Road, as well as within proximity of Glen Huntly and Ormond Stations. The balance of the residential area is NRZ.

Heritage Overlays apply to three residential areas and a number of individual properties. Additionally, a number of Neighbourhood Character Overlays apply to intact streets.

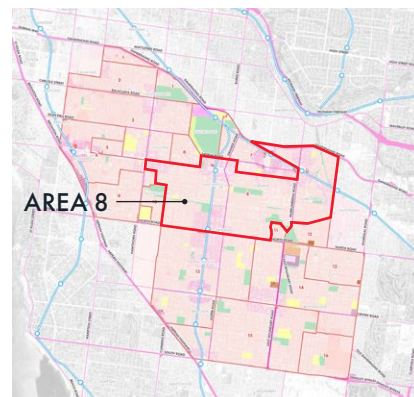


Figure 106. Character Area location Plan

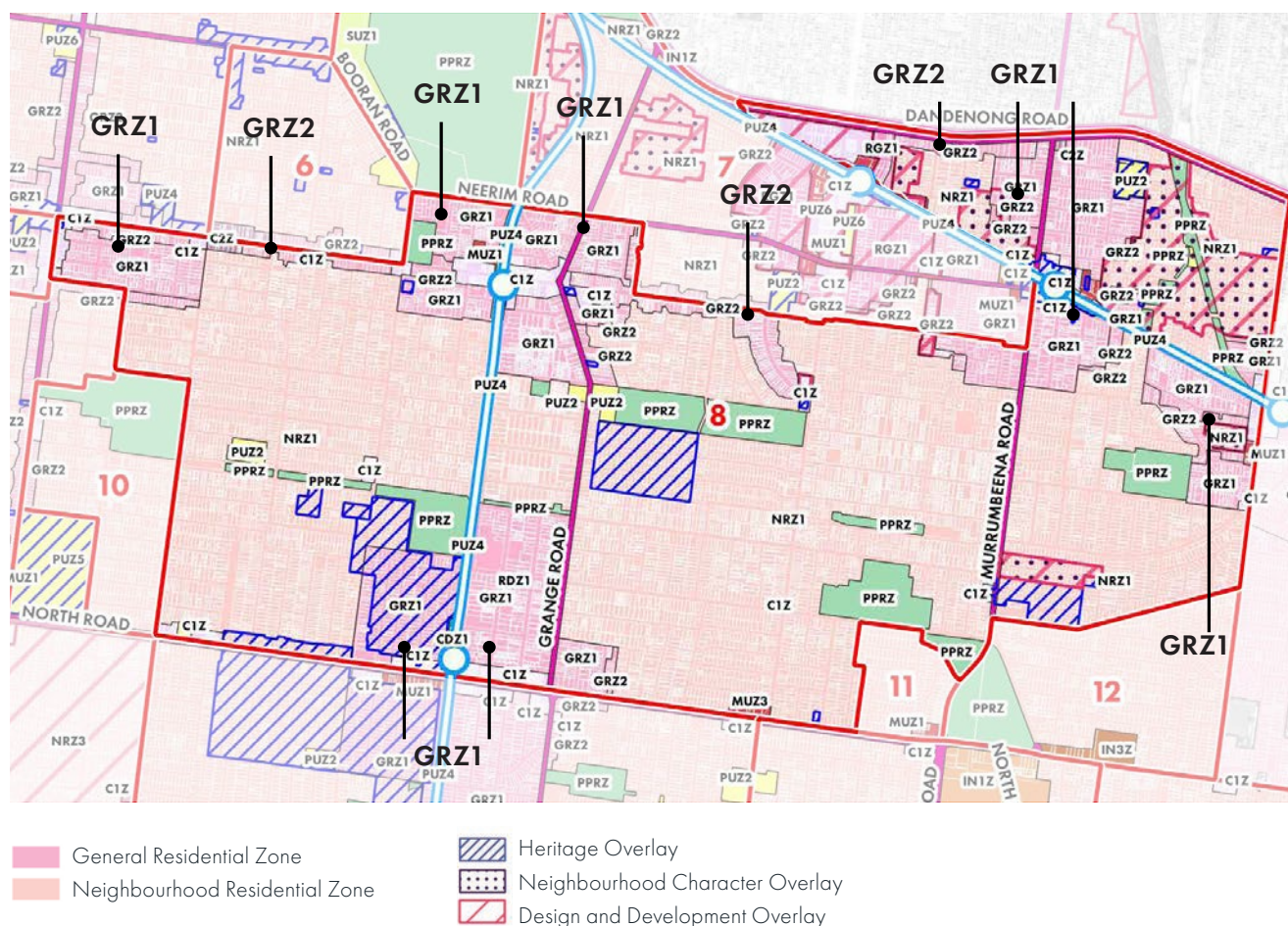


Figure 107. Area 8 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 8. These characteristics have been reviewed and additional key characteristics for Area 8 have been added in the next section.

Inter-war garden suburban with modern overbuilding

- This area has an inter-war garden suburban base, with modern overbuilding creating a mixed character.
- Pockets of original timber or brick Californian bungalow and other inter-war dwellings survive, a number of which are included within Heritage Overlay areas or nominated as potential NCO areas. These are highly intact and indicative of the original development pattern of the area.
- Elsewhere, there is a variety of overbuilding from different postwar eras. Mostly this comprises brick construction with pitched tiled roofing.
- Parts of this area have concentrations of villa unit developments and/or walk up flats. This includes: the area east of Royal Avenue and north of Oakleigh Road; the streets bounded by Koornang, Woornack, Murrumbeena and Gnarwyn Road; and the streets south of the Carnegie Urban Village.

- In Murrumbeena, the area around the Rosstown Railway linear reserves (Boyd Park) have a distinct landscape quality. The streets are also distinct for their undulating topography.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.



Image 63. Californian bungalow on Lawrence Street



Image 64. Californian bungalow on Morgan Street



Image 65. Post-war double-storey walk-up units on Moonya Road

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 8:

Character Element	Description
Architectural Eras	Predominately inter-war base comprising of Californian bungalows and other inter-war styles with a small number of remaining Edwardian dwellings. There has been significant overbuilding across the area in the form of 1970s infill areas in the form of villa units, which is concentrated east of the railway line. There is also a strong presence of recently developed detached double storey dwellings west of the railway line. Despite the overbuilding, the area retains significant pockets of intact Californian bungalow and other inter-war dwellings.
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) typically along North Road, Murrumbeena Road, Poath Road and within proximity to the railway stations, particularly around Glenhuntly Station.
Building Forms	Original dwellings and infill villa units tend to have modest building forms being single storey and a mix of single and double frontages. More recent infill dwellings have bulkier, double storey building forms. Recent 3-storey apartments, mainly found in Glen Huntly, have a greater street presence, with third storey setback from the street.
Roof Forms	Roofs are generally pitched comprising of a mix of hipped forms and gable ends.
Building Materials	Predominately brick and rendered exterior. Roof materials are predominantly tiles. Recent 3-storey apartments are generally brick, timber cladding and rendered exterior.
Lot Sizes	The underlying subdivision pattern has a lot size base of 500 – 800sq.m, with lot widths ranging between 12 – 18m wide. Smaller lots are commonly 200sq.m to 400sq.m. They are scattered throughout, although there are concentrated areas along Oakleigh and Neville Streets and within the streets bounded by Koornang, Woorneck, Murrumbeena and Gnarwyn Road. Smaller properties tend to provide for recently developed dual occupancy lots including side by side townhouses and detached multi-unit developments. Larger lots are typically located along the Dandenong Railway corridor and include apartments and multi-unit developments.
Site Coverage	Building site coverage is moderate with most properties in the 40-55% range. Site coverage typically reduces further away from a railway station.
Front Setbacks	Front setbacks are typically smaller, ranging from 3m to 6m, with 4.5m being the most common setback. They reduce to less than 3m along the Dandenong Railway corridor. Other areas with reduced front setbacks include the area east of Royal Avenue and north of Oakleigh Road and the streets bounded by Koornang, Woorneck, Murrumbeena and Gnarwyn Road. 3-storey apartments generally observe existing front setbacks.
Side Setbacks	Dwellings generally have a 3m side setback on one side of the property and 1m to the other side boundary. More recent dwellings have smaller side setback including no side setback to one boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for villa units is typically provided through garages accessed internally. Recent development typically includes garages built to boundary integrated as part of the dwellings.
Gardens	Front gardens are generally compact due to the smaller front setbacks. Gardens include a mix of small and medium trees and shrubs which contribute to a leafy character. There is limited presence of trees within rear gardens.
Front Fencing	Front fences are generally low and constructed from brick. Front fencing for recent apartments are generally low, constructed from brick or metal.
Streetscapes	Tree coverage is generally greater than 15% to the west of the Frankston Railway corridor, and east of Murrumbeena Road. Elsewhere is mixed.

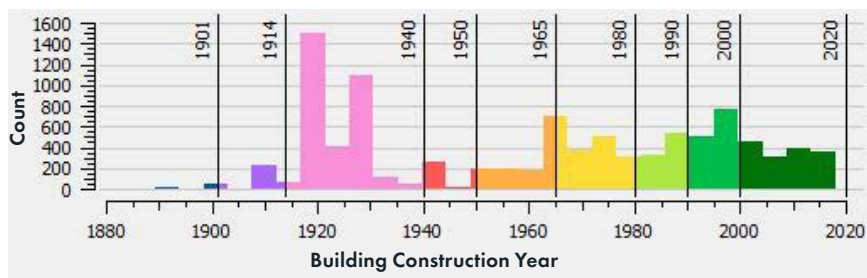


Image 66. Graph showing the distribution of building construction year across Area 8.

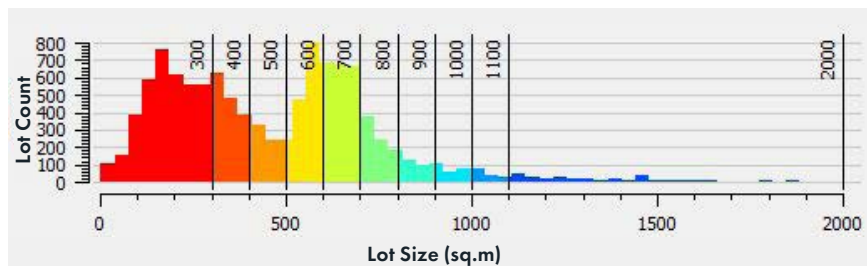


Image 67. Graph showing the distribution of lot sizes across Area 8.



Image 68. Graph showing the distribution of street setbacks across Area 8.

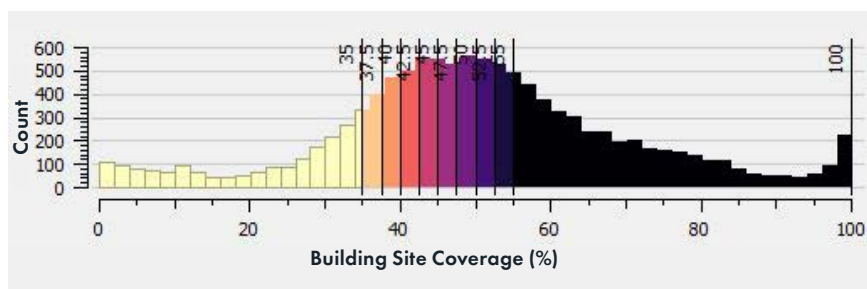


Image 69. Graph showing the distribution of building site coverage across Area 8.

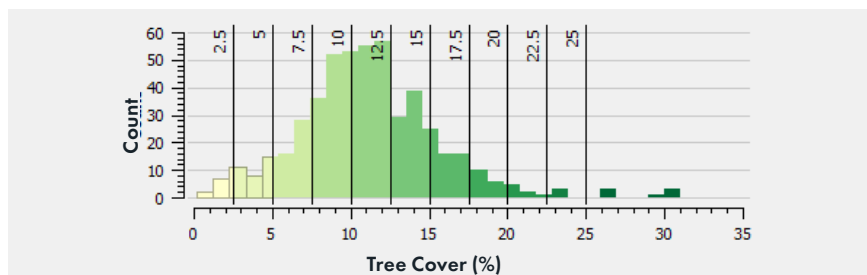


Image 70. Graph showing the distribution of tree cover across residential street blocks across Area 8.

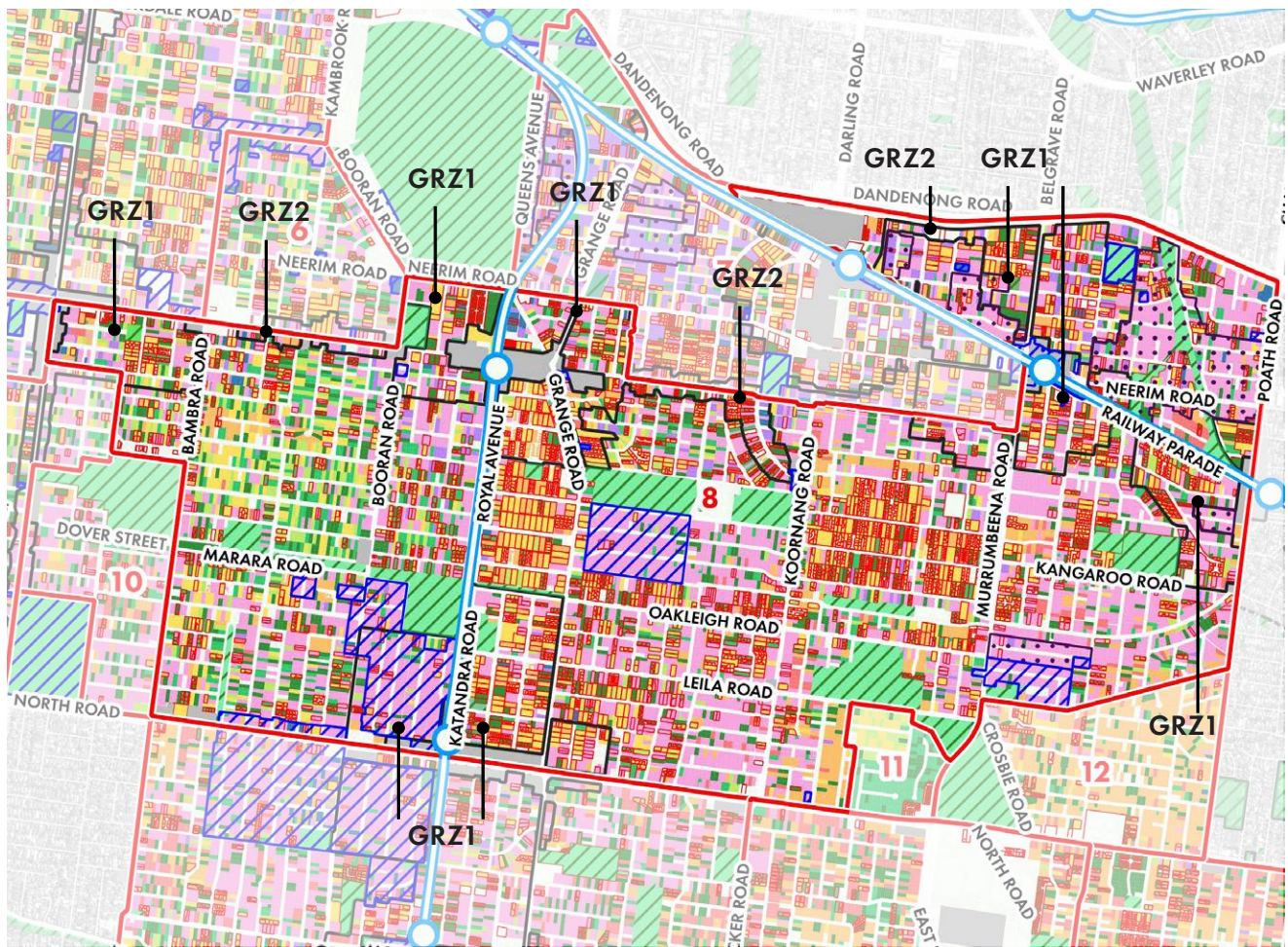


Figure 108. Area 8 Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

- There has been substantial redevelopment across Area 8.
- There has been a number of constructions since 2014, most of them are single/side by side townhouses. Strata developments are also found
- Permits for developments of 5 or more dwellings are generally located in GRZ and RGZ areas within proximity to Glen Huntly Road and railway stations.
- A number of 3-storey apartments buildings have been developed in Glen Huntly.



The boundary for Area 8 as identified through the 2014 Character Review is considered appropriate. Key characteristics in the Review is broadly appropriate, however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Inter-war Base with modern and contemporary overbuilding.**



- Single / Side by Side townhouses constructed since 2014
- Strata development constructed since 2014

- 2
- 3
- 4
- 5
- 6 or greater

3.13.3 AREA 8 - INVESTIGATION AREAS

INVESTIGATION AREA A8-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Glen Huntly Road. It includes properties on the south side of Glen Huntly Road which are located within 200m of tram stops.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras across the investigation area are mixed. There are some remaining Victorian, Californian bungalow and inter-war dwellings however there is a stronger presence of overbuilding from the 1960s-2000s. The redeveloped dwellings include detached dwellings, villa units, dual occupancy developments and walk-up apartments buildings. which are generally in the form of walk-up apartments and villa units.

Front setbacks vary due to the mixed lot sizes and eras of development. Gardens generally lack canopy trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 8.

Recommendation

Because of the strategic location, the mixed architectural styles and building forms, and the lack of canopy trees in front gardens, this area is considered appropriate for additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact as the dwelling eras and forms are already mixed, and there is an existing presence of strata development. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 73. A recent development next to a Californian bungalow dwelling on Field Street



Image 74. Double-storey walk-up apartments on Field Street

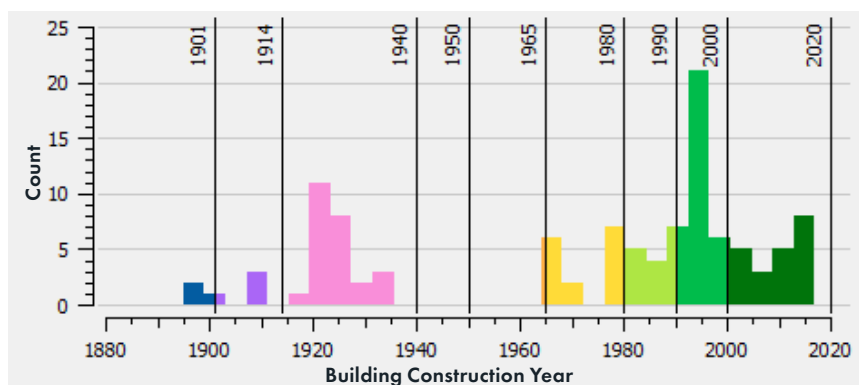


Figure 111. Graph showing the distribution of building construction year across Area 8 - Investigation Area 1

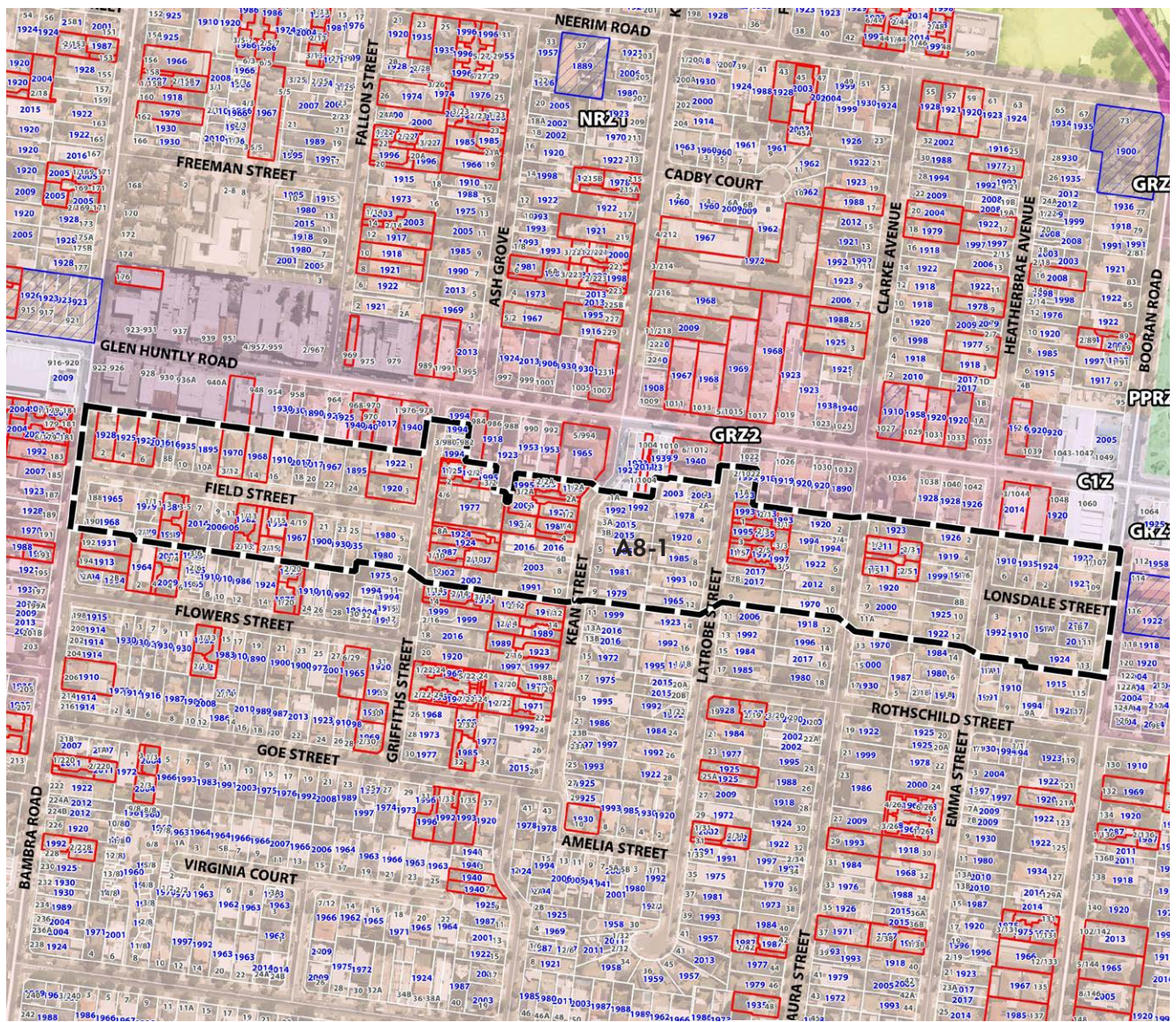


Figure 112. Area 8 - Investigation Area A8-1

INVESTIGATION AREA A8-2

Assessment

This area was identified by the Housing Strategy as having potential for additional housing because of its proximity to the Glen Huntly Activity Centre and railway station. It includes a large number of properties located south of Glen Huntly Activity Centre either side of the railway line.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Properties located on the eastern side of the railway line are almost entirely post-war and 1970s villa units and walk-up apartments. There are small number of original Californian bungalows and inter-war dwellings.

On the western side of the railway line there is a stronger presence of Californian bungalows and inter-war dwellings particularly north of Hawson Avenue. There is however substantial overbuilding across the area in the form of villa units and dual occupancy dwellings from the 1980s and 1990s.

Front setbacks on the eastern side of the railway line are generally consistent at around 6–8m. There is limited presence of vegetation within front and rear gardens. The western side of the railway has less consistent front setbacks but has a greater presence of trees within both front and rear gardens. Canopy trees are more mature and consistent on the west side in comparison to the east.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 8.

Recommendation

Additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if designed to address the preferred character statement.

The eastern side of the railway line is almost completely redeveloped with villa units therefore additional development of a similar housing type will have minimal impact on character. On the western side of the railway line there are more original dwellings however they do not form the predominant character. There is also a presence of villa units. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 75. Inter-war and post-war dwellings on Woodville Avenue



Image 76. Single-story villas on Wattle Avenue



Image 77. Single-story villas on MacKay Avenue

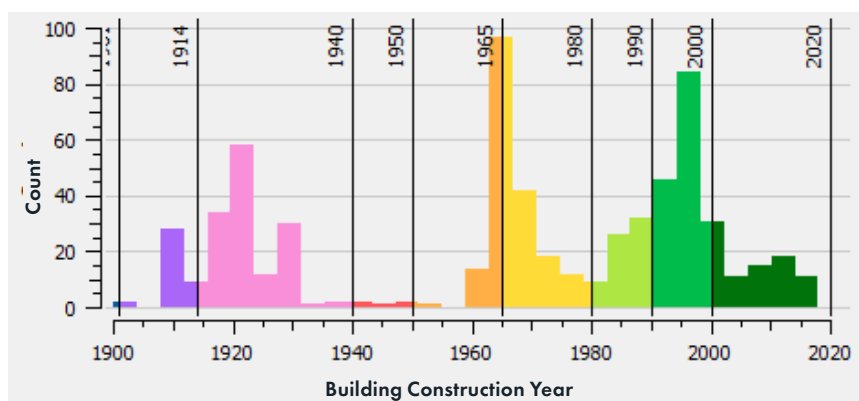


Figure 113. Graph showing the distribution of building construction year across Area 8 - Investigation Area 2

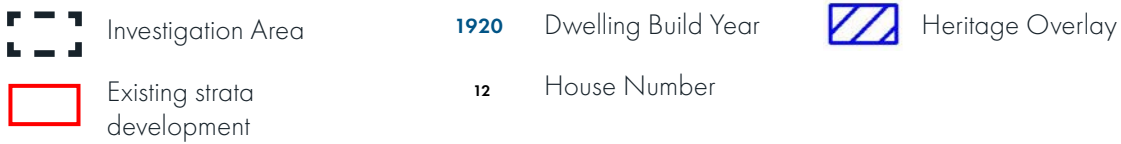
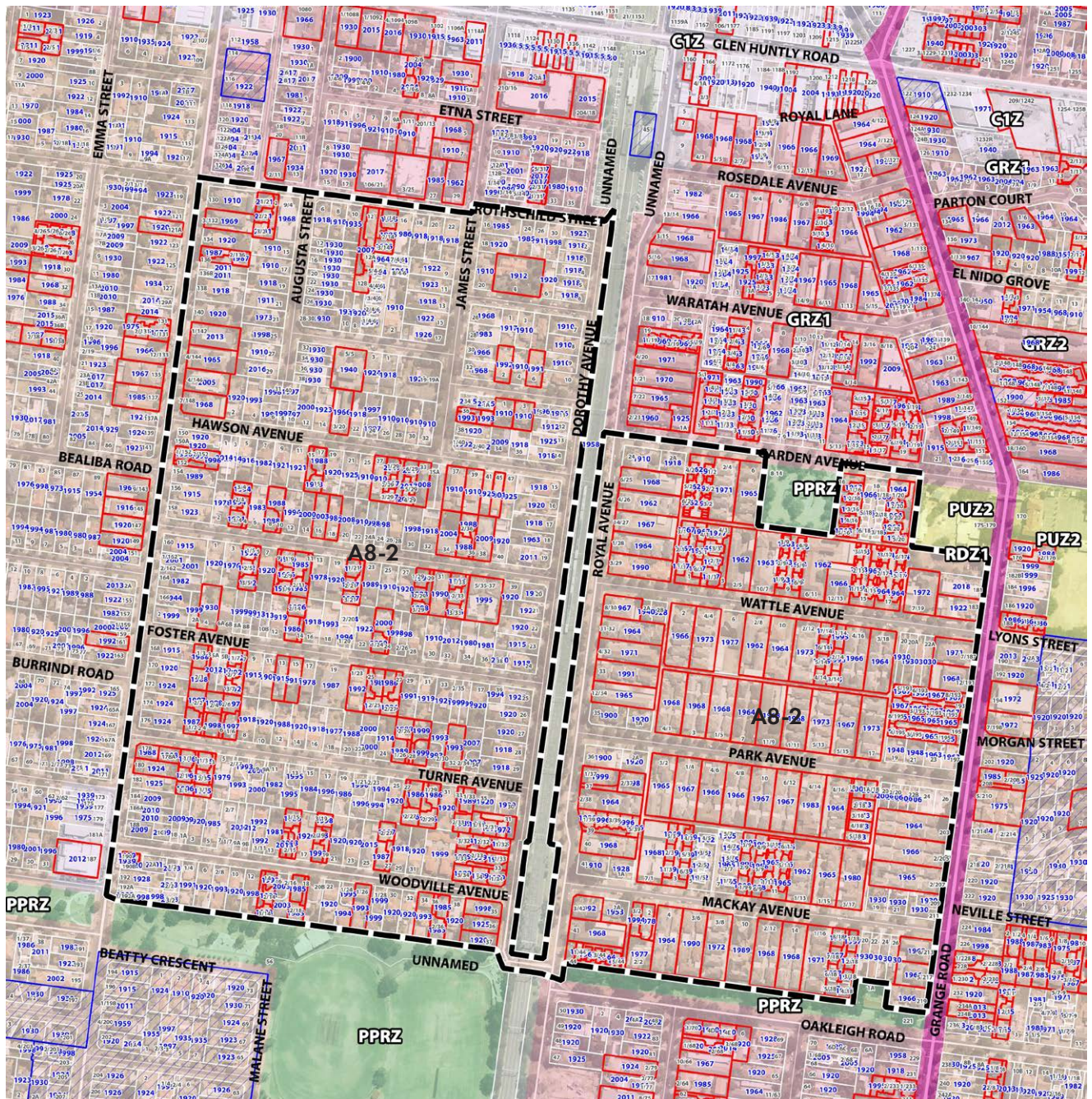


Figure 114. Area 8 - Investigation Area A8-2

INVESTIGATION AREA A8-3

Assessment

This investigation area includes properties fronting onto the Dandenong Road service road between Hobart Road and Poath Road. This area is being considered for General Residential Zoning to align housing diversity with the locational attributes of the area including Chadstone Shopping Centre and Princes Highway. This will support townhouse and apartment development of up to 3 storeys.

The western section of the investigation area includes predominantly Californian bungalow dwellings with one Edwardian era dwelling and one recently developed dual occupancy development. The eastern section has a strong inter-war base with slightly more overbuilding from a range of eras than the western section.

Front setbacks are generous and typically greater than 7m and there is some presence of trees within front gardens. High front fencing is common and screens views into some gardens.

Recommendation

The proposal to rezone this investigation area to General Residential Zone is considered appropriate. This would allow for townhouse and low scale apartment buildings of up to three storeys.

Development of this type would change the character through the loss of original, single storey dwellings and replacement with taller, bulkier buildings. However, Dandenong Road is a strategically important corridor that presents opportunities for additional housing providing good access to transport and amenities. This location is within close proximity of the Chadstone Shopping Centre.

Providing for GRZ in this location would also provide a consistent approach along the balance of the Dandenong Road corridor in locations where no heritage constraints exist.



Image 78. Inter-war Art Deco dwelling on Dandenong Road



Image 79. Two-storey post-war dwelling on Dandenong Road



Image 80. Two-storey recent development next to an Edwardian dwelling on Dandenong Road

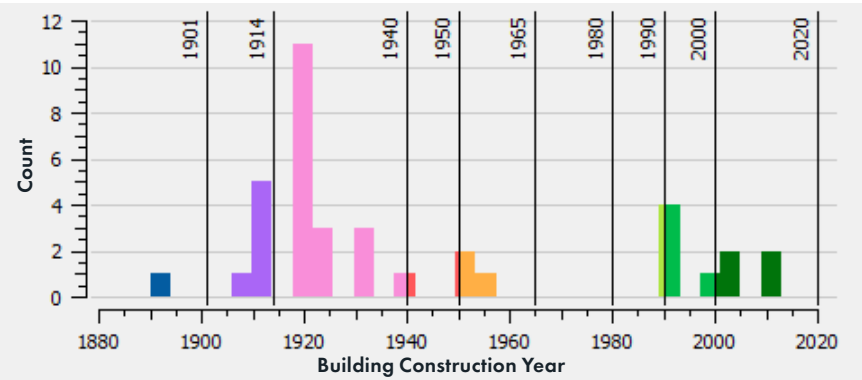


Figure 115. Graph showing the distribution of building construction year across Area 8 - Investigation Area 3

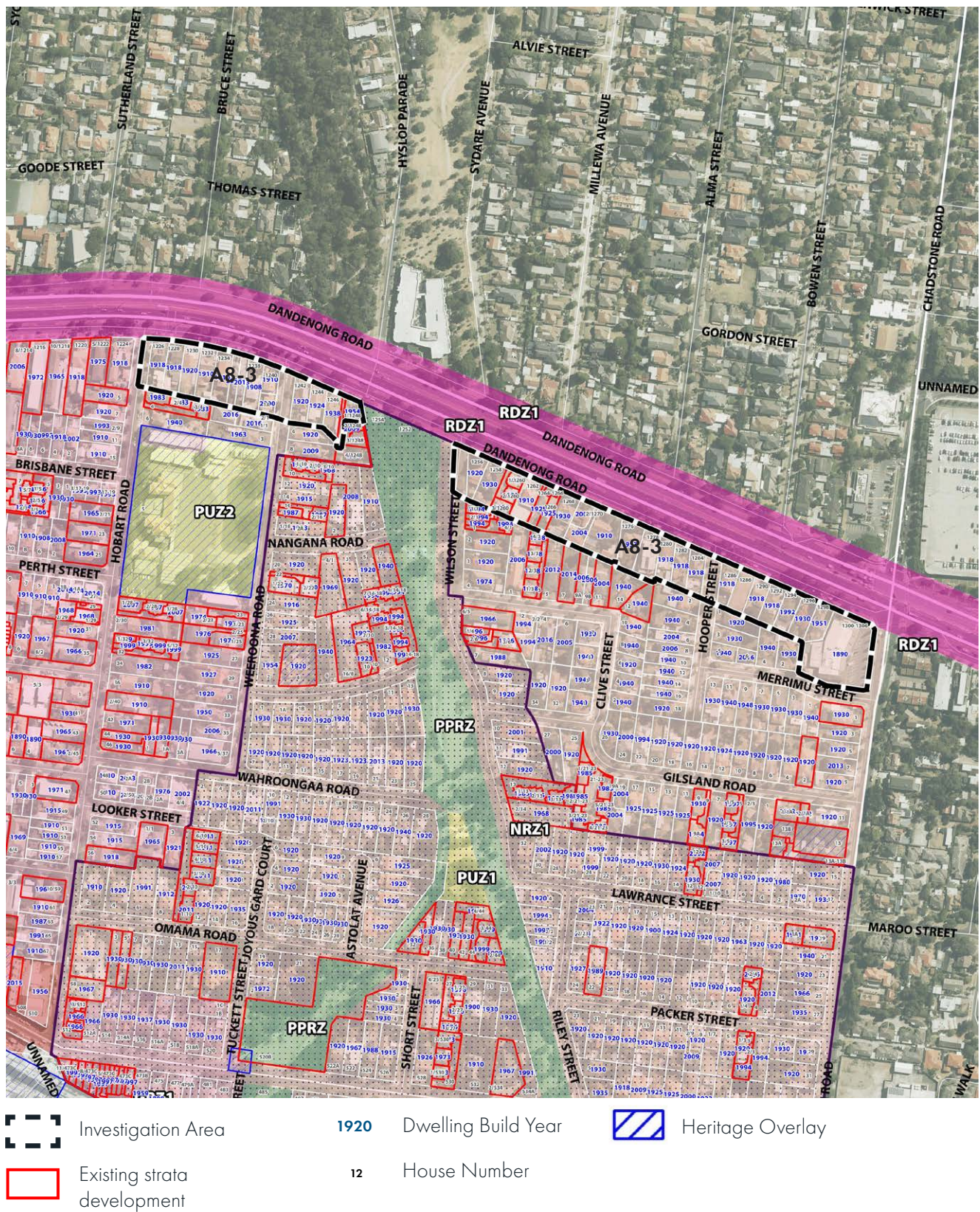


Figure 116. Area 8 - Investigation Area A8-3

INVESTIGATION AREA A8-4

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to the Chadstone Shopping Centre.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Original dwellings are predominantly Californian bungalows and inter-war period buildings. There is a limited amount of overbuilding from the 1980s, 1990s and more recent times. These buildings are generally villa units.

Front setbacks are generally greater than 7m allowing for front gardens. There is however limited presence of canopy trees within front and rear setbacks.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 8.

Recommendation

The proposal to provide additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if housing is designed to address the preferred character statement.

The area has a strong presence of original dwellings however these dwellings could be replaced with current zoning and planning controls. The development forms supported through villa units and townhouses would provide for a two storey building scale which is compatible with the original

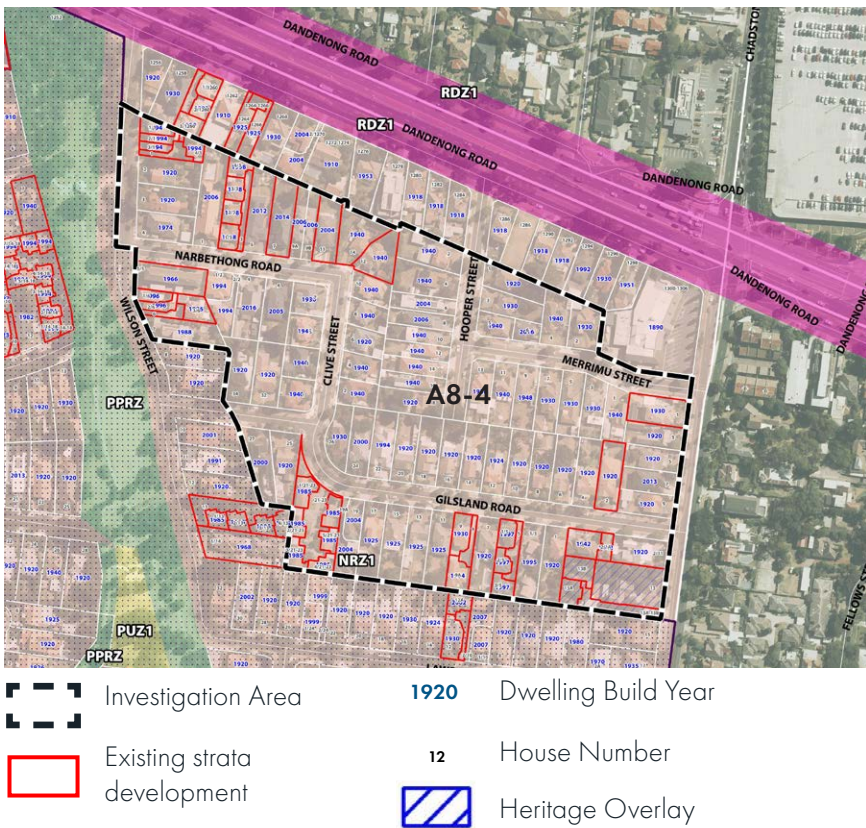


Figure 117. Area 8 - Investigation Area A8-4

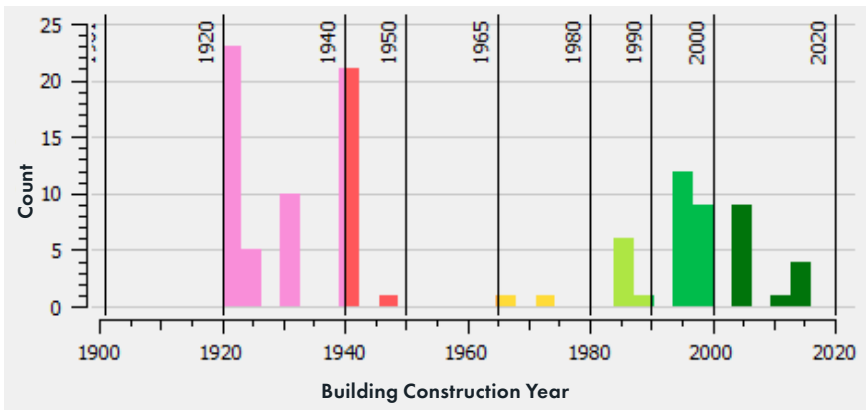


Figure 118. Graph showing the distribution of building construction year across Area 8 - Investigation Area 4

dwellings and maintain front setbacks which would ensure there are opportunities for trees within front gardens.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 81. Strata unit development on Clive Street

INVESTIGATION AREA A8-5

Assessment

This investigation area includes properties along Ricourt Avenue and Ella Street located within close proximity of the Hughesdale Railway Station. The area is bounded by a linear reserve to the east, railway line to the south and a residential area affected by the Neighbourhood Character Overlay to the north.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwellings are generally from the post-war period along Ricourt Avenue however Ella Street contains a mix of eras including inter-war, 1980s and more recent development.

The elevated railway line forms a backdrop to both streets and is a dominant visual element.

Front setbacks are generally large allowing for spacious front gardens however there is a limited presence of canopy trees. Similarly, rear gardens have a limited presence of canopy trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 8.

Recommendation

Because of the strategic location and mixed architectural eras, as well as the limited presence of canopy trees in front gardens, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed

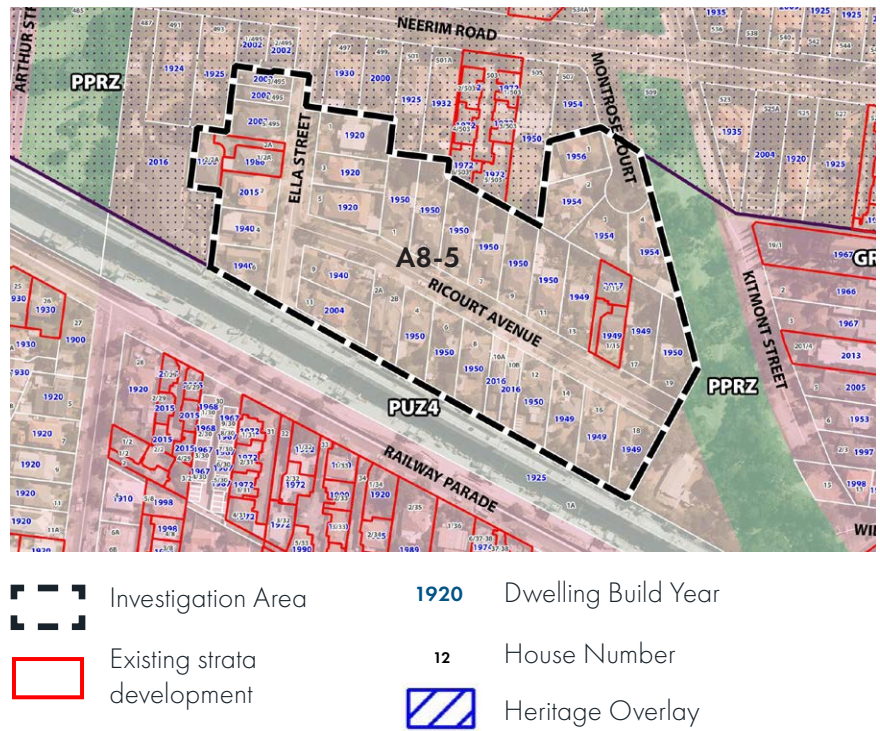


Figure 119. Area 8 - Investigation Area A8-5

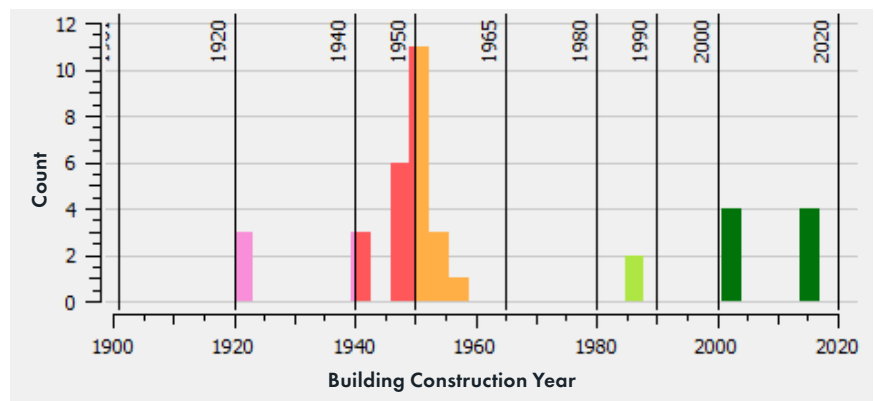


Figure 120. Graph showing the distribution of building construction year across Area 8 - Investigation Area 5

to address the preferred character statement.

The loss of original dwellings would not have a significant impact on character and proposed villa units and townhouses would be compatible with remaining original dwellings. The proposed two storey building heights will integrate with existing predominantly single storey streetscapes and the retention of front setbacks will ensure there are opportunities for trees within front gardens.



Image 82. Elevated railway line behind dwellings on Ricourt Avenue

INVESTIGATION AREA A8-6

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Glen Huntly Road, as well as Glen Huntly and Carnegie activity centres. It includes properties south of Glen Huntly Road.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling era across the investigation area has a presence of Californian bungalows, interspersed with overbuilding from the 1980s-2010s which are generally in the form of walk-up apartments and villa units.

Front setbacks vary due to the mixed lot sizes and eras of development. Gardens generally lack canopy trees.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 8.

Recommendation

Because of the strategic location, the mixed architectural styles and building forms, as well as the lack of canopy trees in front gardens, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with villa units and townhouses would not have a significant impact as the dwelling eras and forms are already mixed, and there is an existing presence of strata development. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 83. Two-storey recent development on Madden Avenue



Image 84. Two-storey dwellings on Madden Avenue



Image 85. Two-storey dwellings on Mernda Avenue

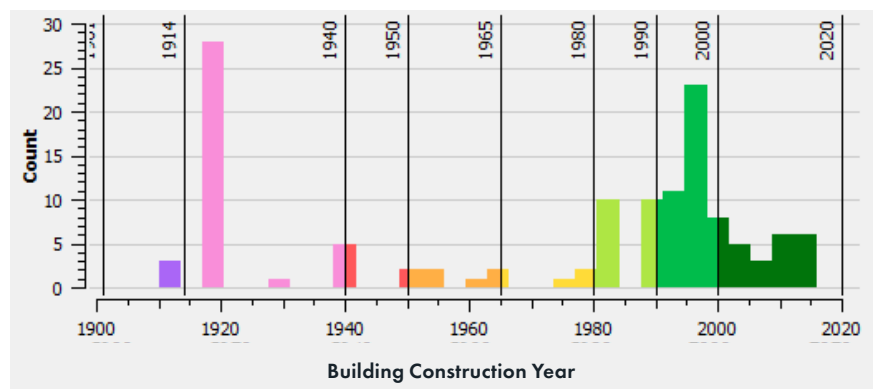


Figure 121. Graph showing the distribution of building construction year across Area 8 - Investigation Area 6



Figure 122. NCA8 - Investigation Area A8-6

INVESTIGATION AREA A8-H

The area is a low-rise heritage area, protected by a heritage overlay. It's current zoning, GRZ, aligns with "Substantial Change Area" in the framework plan. However, the heritage overlay is likely to continue to preserve the low-rise element of the local character along with the other elements of the

heritage precinct. Therefore, it is recommended to identify this area as Minimal Change Area. Heritage input should be provided to confirm suitability of any future rezoning associated with this area.

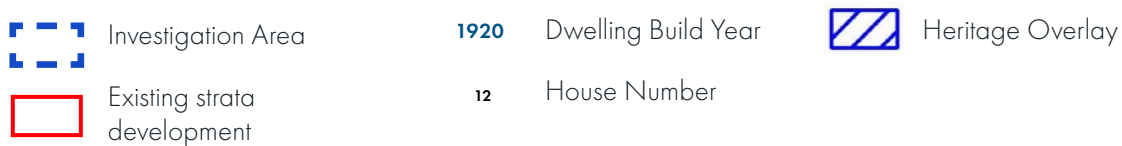
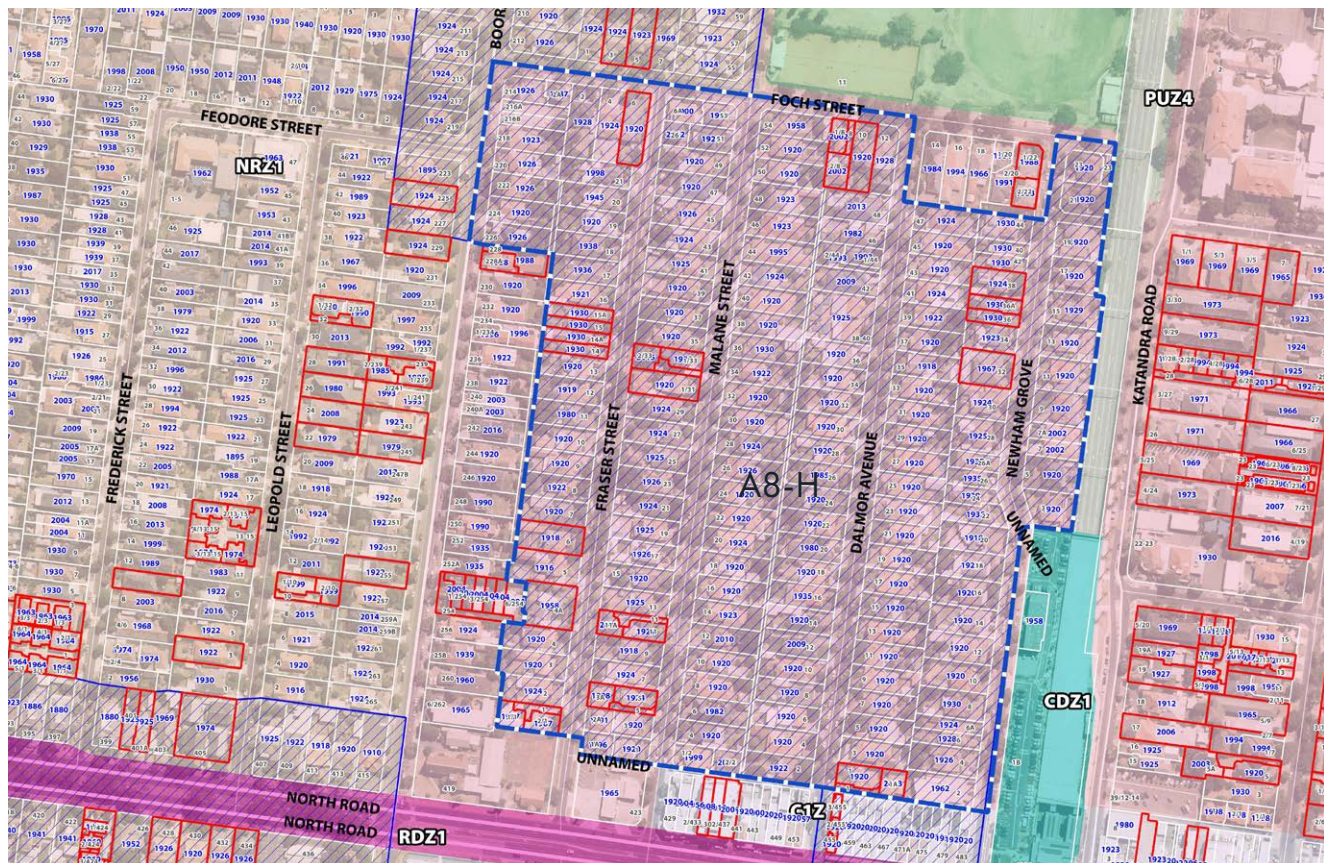


Figure 123. NCA8 - Investigation Area A8-H

3.14.1 AREA 9 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 9 includes parts of Gardenvale Elsternwick and Caulfield South. This area has a garden suburban character with an Edwardian and inter-war base.

The underlying Edwardian base has a stronger presence in the western parts of Area 9. It changes to a more dominant inter-war base in the

eastern sections. Redevelopment from the post-war period onwards is evident throughout, with walk-ups and villa units particularly prominent west of Kooyong Road.

Area 9 is primarily zone NRZ1 however the Hawthorn Road frontage includes GRZ2 zoning.

Heritage overlays apply to small areas or discrete properties along Hawthorn Road, North Road and within proximity to the rail corridor. A Neighbourhood Character Overlay applies to a large area along the railway corridor, between College Street and St James Parade, where there is a significant inter-war base.

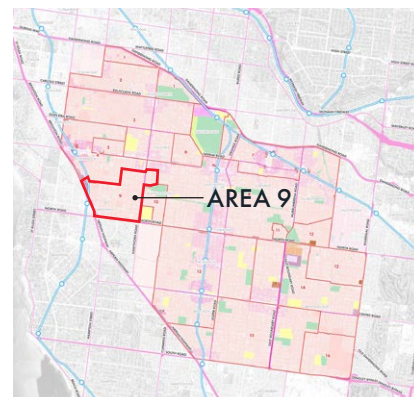


Figure 124. Character Area location Plan

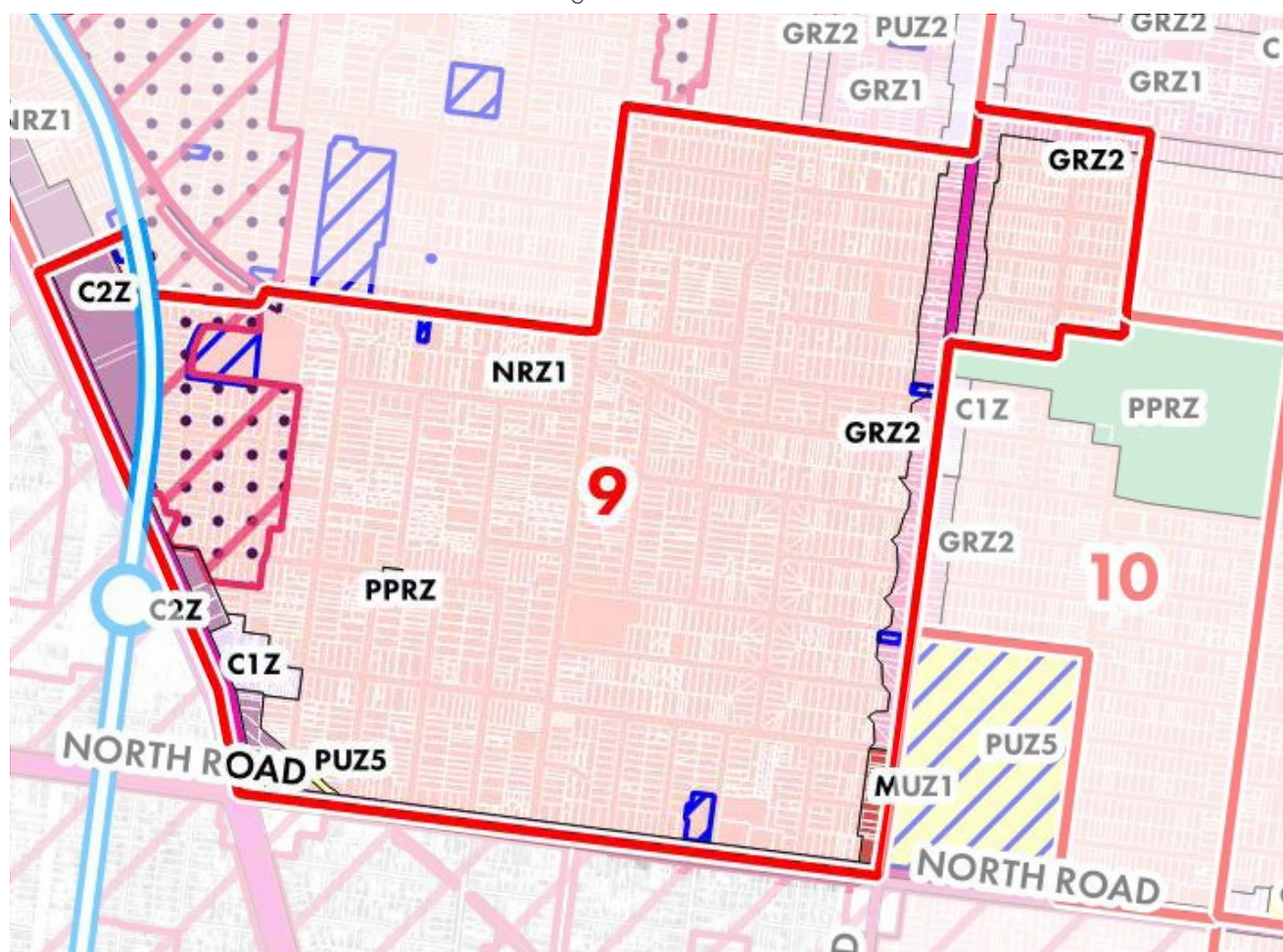


Figure 125. Area 9 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 9. These characteristics have been reviewed and additional key characteristics for Area 9 have been added in the next section.

Edwardian / inter-war garden suburban base with modern overbuilding

- *This area has an Edwardian and inter-war base, with a range of modern overbuilding that creates a mixed character.*
- *Many of the original buildings are constructed of timber.*
- *The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.*
- *It includes the areas of significant neighbourhood character around St James and Riddell Parades, which is valued for its intact Victorian, Edwardian and inter-war streetscapes and the strong vegetation quality.*



Image 87. Inter-war dwelling on Jupiter Street



Image 86. Californian bungalow on Ellington Street



Image 88. Edwardian dwelling on Parnell Street



Image 89. Recent constructed building on Omar Street

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 9:

Character Element	Description
Architectural Eras	Predominately inter-war base with some Edwardian dwellings and overbuilding from 1960s to current, particularly towards Hawthorn Road.
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) typically along Hawthorn Road.
Building Forms	Building forms are mixed. Original inter-war dwellings have modest single storey forms and more recent development typically has wider, double storey forms.
Roof Forms	Inter-war and 1970s infill dwellings have pitched or flat roof forms.
Building Materials	Predominately brick and rendered exterior. Roofing is a mix of timber, tiles and corrugated steel.
Lot Sizes	The underlying subdivision pattern has a lot size base of 500 – 800sq.m, with lot widths between 12 – 18m wide. Smaller lots of less than 400sq.m are scattered throughout. These properties tend to provide for recently developed dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments). Larger lots are typically located along North Road and between Kooyong Road and College Road, although many of these properties allow for multi-unit developments.
Site Coverage	Buildings site coverage is typically between 42.5% to 55%.
Front Setbacks	Front setbacks are mixed with the majority between 5.5m to 8.5m. The most common setback is 7m. Reduced front setbacks (less than 4m) are typically found close to North Road, Hawthorn Road and Clarence Street.
Side Setbacks	Dwellings generally have a 3m side setback on one side of the property. Recent dwellings have smaller side setbacks with garages generally built to one side boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Recent development typically includes garages which are built to the side boundary integrated as part of the dwelling.
Gardens	Front gardens contain a mix of shrubs, garden beds and lawn with some canopy trees. There is some visibility of trees within rear gardens from the streets.
Front Fencing	Front fences are generally low with brick materials or medium height with timber pickets.
Streetscapes	Tree cover is generally greater than 10% throughout. Street trees and front gardens along the Hawthorn Road frontage vary, however wide road and large setbacks all contribute to a spacious suburban character.

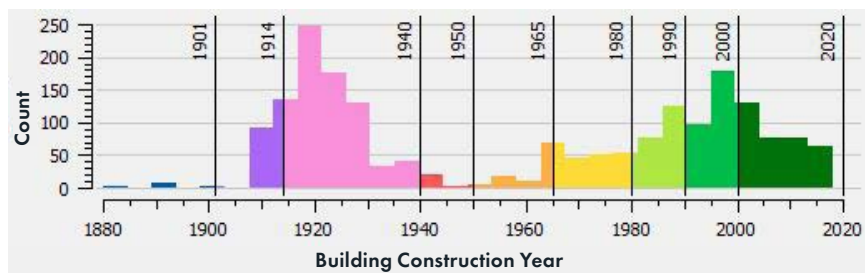


Figure 126. Graph showing the distribution of building construction year across Area 9.

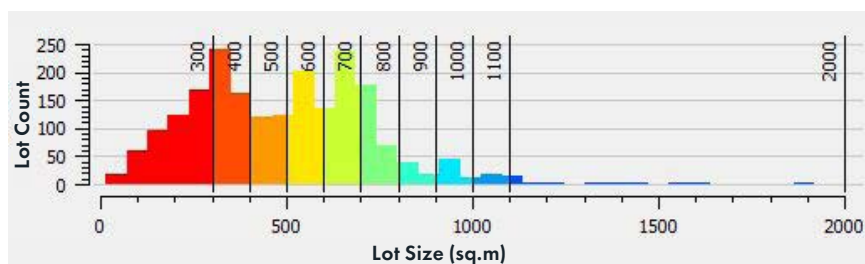


Figure 127. Graph showing the distribution of lot sizes across Area 9.



Figure 128. Graph showing the distribution of street setbacks across Area 9.

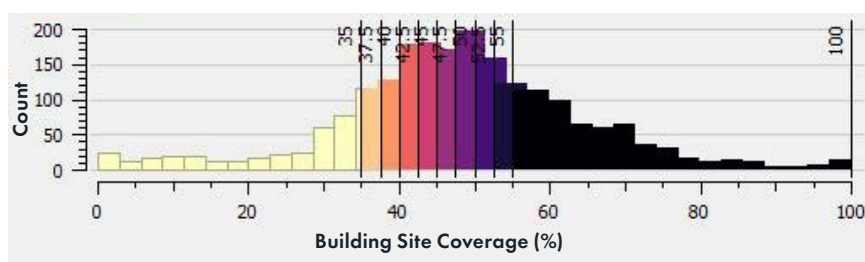


Figure 129. Graph showing the distribution of building site coverage across Area 9.

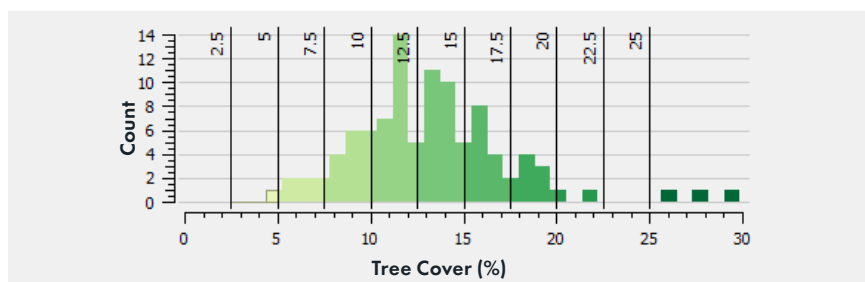


Figure 130. Graph showing the distribution of tree cover across residential street blocks across residential street blocks in Area 9.

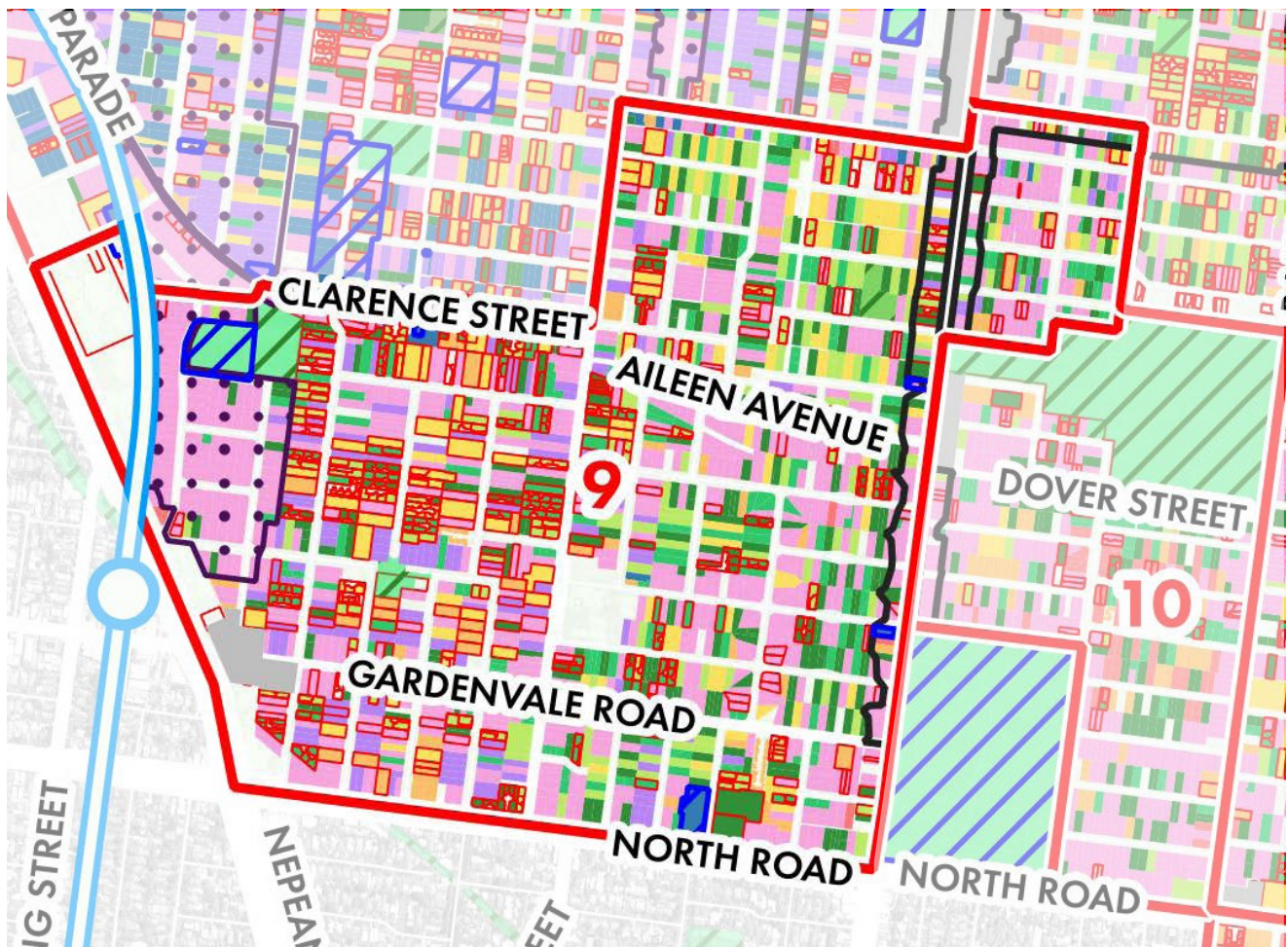


Figure 131. Area 9 Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been substantial redevelopment in Area 9.
- Recent development (2016 - 2021) has generally been focused around to Nepean Road / Elsternwick Station, Caulfield retail / commercial areas and Clarence Street.
- Permits approved between 2016 - 2021 are generally for 2 dwellings within the NRZ. These tend to provide for dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments).
- Permits for developments of 5 or more dwellings have been approved in GRZ and RGZ areas within proximity to Hawthorn Road. These include apartment complexes.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 9 as identified through the 2014 Character Review is recommended to absorb Area 10 due to similar characteristics, this will be further discussed in Area 10. Key characteristics in the Review is broadly appropriate, however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the general garden suburban pattern, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Edwardian/Inter-war Base with modern and contemporary overbuilding.**

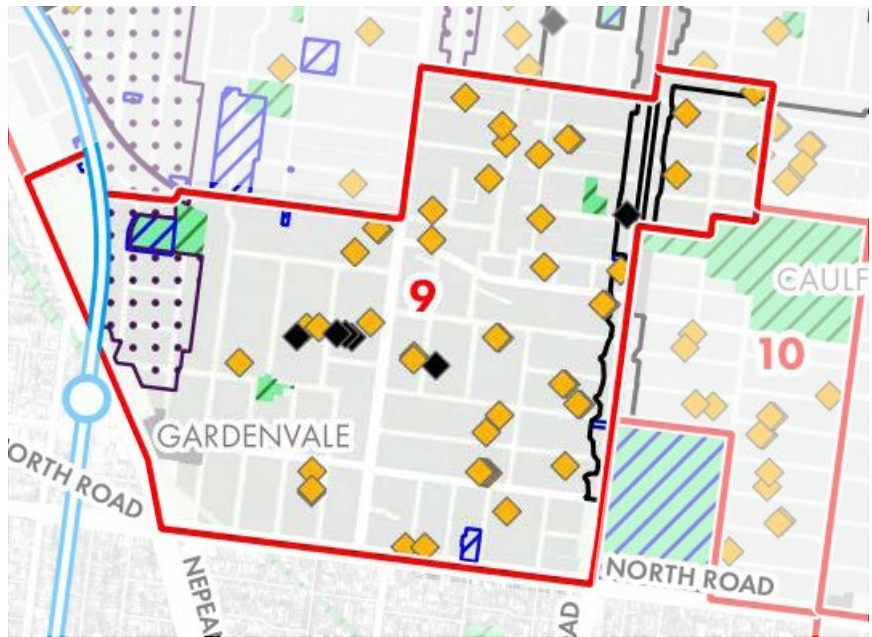


Figure 132. Area 9 Completed Development since 2014



Figure 133. Area 9 Planning Permits (2016-2021)



Image 95. Recent constructed building on Saturn Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.14.2 AREA 9 - INVESTIGATION AREAS

INVESTIGATION AREA A9-1

Assessment

This area was identified through the Housing Strategy as a potential housing opportunity area because of its proximity to tram stops on Hawthorn Road. It includes properties located to the east and west of Hawthorn Road located within 200m of existing tram stops.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras are mixed. There is a remaining base of Californian bungalows and inter-war dwellings however there has been significant overbuilding which is generally from the 1980s until recent times. Redevelopment has generally occurred in the form of double storey detached dwellings. There is a minimal existing presence of strata title properties.

Front setbacks are typically generous and greater than 6m. The north eastern section of the investigation area has smaller front setbacks of less than 6m. There is some presence of trees within front and rear gardens however they have limited impact on streetscapes.

The north western section of the investigation area has greater topographical variation with streets rising to the west.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 9.

Recommendation

Because of the strategic location and the mixed architectural styles and building forms, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact as the dwelling eras and forms are already mixed. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 96. Single-storey dwelling on Saturn Street



Image 97. Side by side townhouses on Aileen Avenue



Image 98. Two-storey walk-up apartments on Beech Street

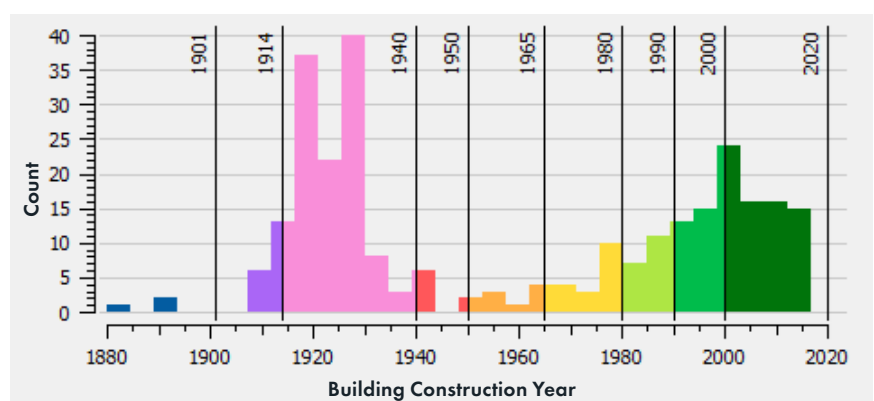


Figure 134. Graph showing the distribution of building construction year across Area 9 - Investigation Area 1

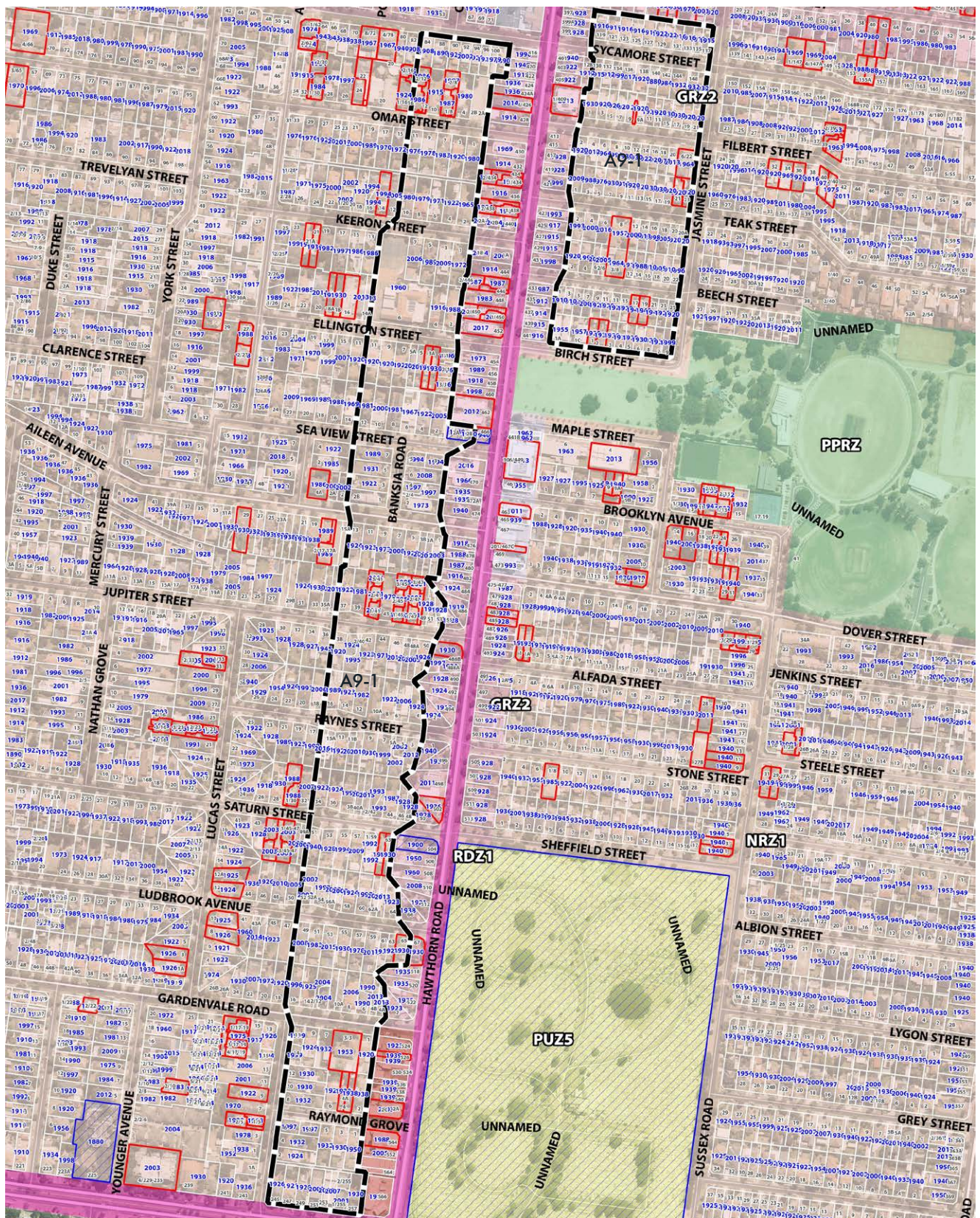


Figure 135. Area 9 - Investigation Area A9-1

3.15 AREA 10: CAULFIELD SOUTH – BETWEEN SUSSEX AND BAMBRA ROADS

3.15.1 AREA 10 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 10 is located in Caulfield South. This area has a garden suburban character with an inter-war base.

It has predominant base of inter-war dwellings and is differentiated from surrounding areas by the presence of 1940s dwellings. post-war and more recent dwellings

are interspersed with the original dwellings.

Area 10 is primarily zoned NRZ1 however properties along Hawthorn Road are zone GRZ2.

There are no overlays applying to residential properties.

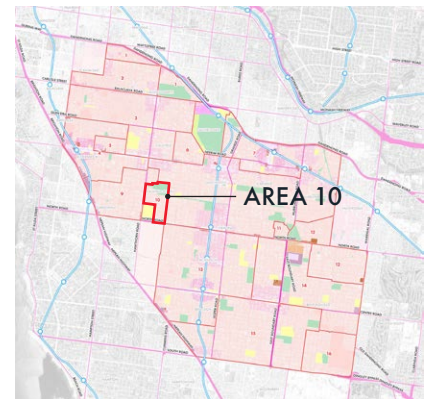


Figure 136. Character Area location Plan

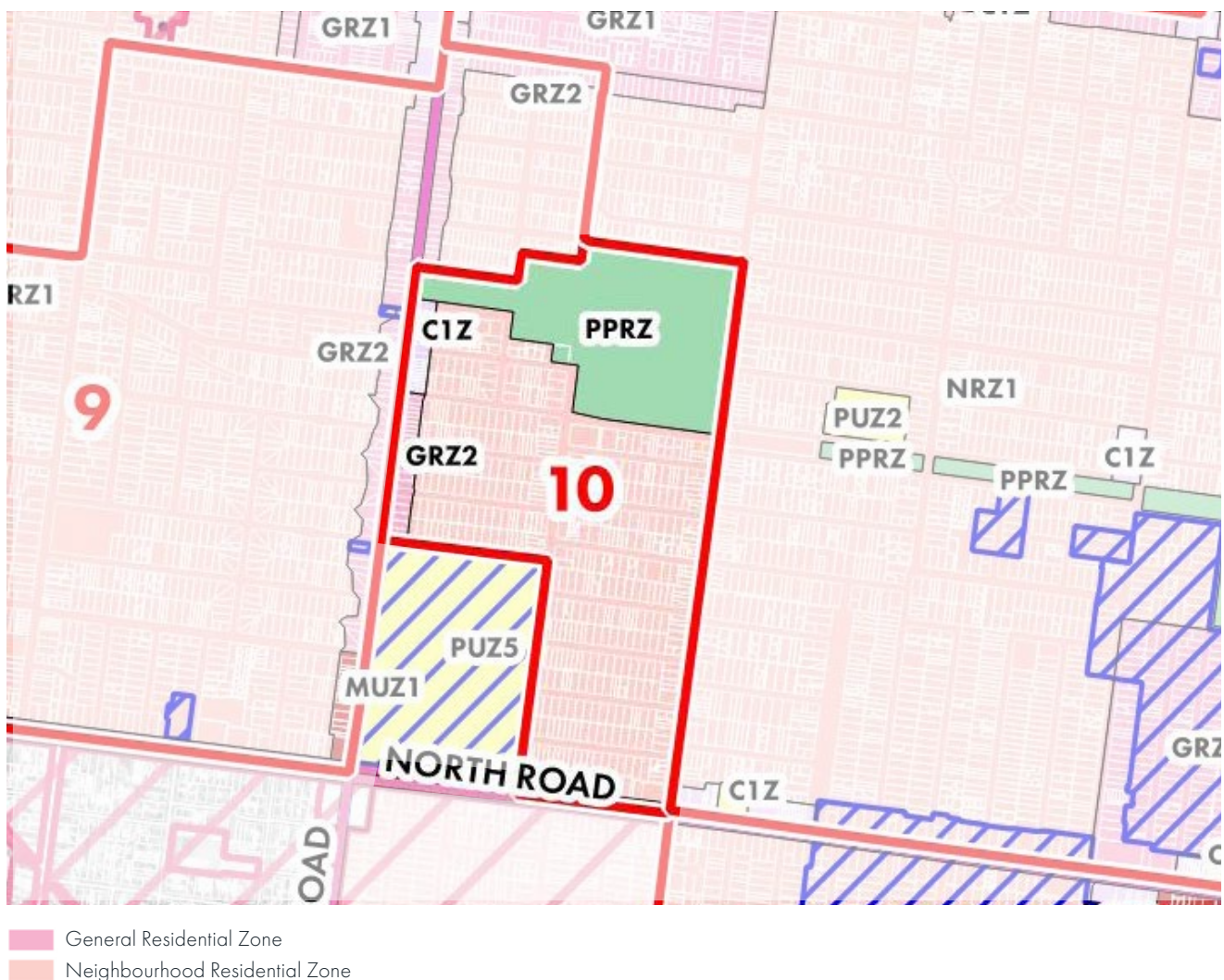


Figure 137. Area 10 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 10. These characteristics have been reviewed and additional key characteristics for Area 10 have been added in the next section.

1940s garden suburban

- *This is a typical garden suburban estate developed in the 1940s, with many remaining original buildings.*
- *Many buildings are the original single storey dwellings and constructed of yellow and clinker brick with dominant pitched tiled roofs.*
- *Front and side setbacks are consistent, leaving regular spacing around dwellings in each street.*
- *Gardens are well established with low to medium scale planting, however the area does not have a strong leafy character. Front fences are generally low, allowing views to buildings and gardens from the street.*
- *There are no 1940s era areas currently protected in Glen Eira. Several buildings in these streets are exemplary of this era of development and potentially unique in the context of the municipality.*



Image 99. Californian bungalow on Stone Street



Image 100. Inter-war dwelling on Alfada Street



Image 101. Two-storey building on Sheffield Street



Image 102. Two-storey dwelling on Brooklyn Avenue

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 10:

Character Element	Description
Architectural Eras	Predominately inter-war dwellings with some 1940s dwellings east of Sussex Road and small groups of post-war dwellings. There has been substantial overbuilding from 2000 onwards in the form of double storey detached dwellings and side by side townhouses.
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) typically along Hawthorn Road.
Building Forms	Building forms are mixed. Original inter-war dwellings have modest building forms that are typically single storey, double fronted with recessive hipped roof forms. Newer development has larger double storey forms.
Roof Forms	Roof forms are predominantly pitched with hipped forms.
Building Materials	Predominately brick and rendered exterior. Roofing is predominantly tiled.
Lot Sizes	The underlying subdivision has a lot size base of 500 – 600sq.m, with lot widths between 15 – 18m wide. Smaller lots has a common range of 300sq.m to 400sq.m, and are scattered throughout. These properties tend to provide for dual occupancy lots including side by side townhouses and detached multi-unit developments.
Site Coverage	Building site coverage is typically between 42.5 – 55%.
Front Setbacks	Front setbacks are generous and typically between 6.5m to 7.5m. Reduced front setbacks (less than 4m) are found close to North Road, Hawthorn Road and Clarence Street.
Side Setbacks	Dwellings generally have a 3m side setback on one side of the property and a 1m setback to the other boundary. Newer development has smaller setbacks with the garage typically built to the side boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Recent development typically includes garages which are built to the side boundary integrated as part of the dwelling.
Gardens	Front gardens are generous in size and generally include shrubs, garden beds and lawn areas. There is a limited presence of canopy trees in front and rear gardens.
Front Fencing	Front fences for lots with original dwellings is typically low and constructed from brick. Newer development tends to have no front fencing or medium height fencing.
Streetscapes	Streets have small street trees which are regularly planted. Tree cover is generally less than 15%.

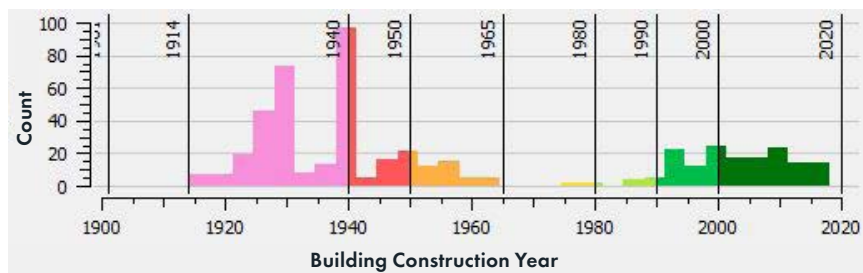


Figure 138. Graph showing the distribution of building construction year across Area 10.



Figure 139. Graph showing the distribution of lot sizes across Area 10.

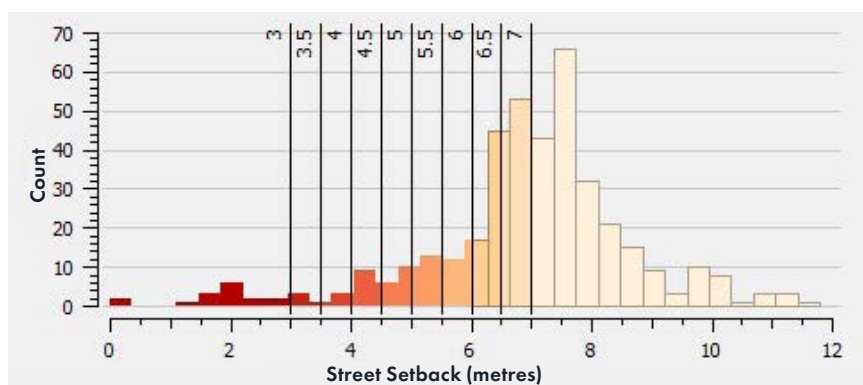


Figure 140. Graph showing the distribution of lot setbacks across Area 10.

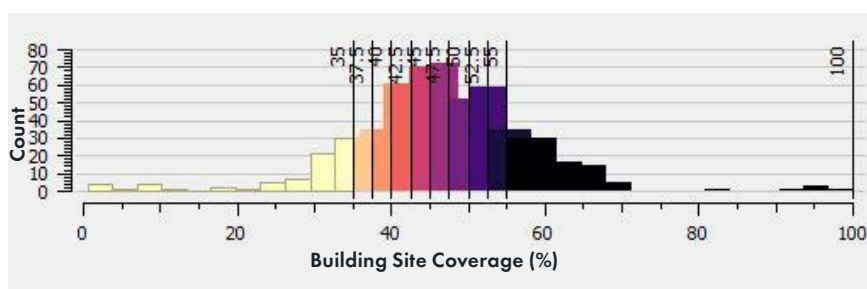


Figure 141. Graph showing the distribution of lot coverage across Area 10.

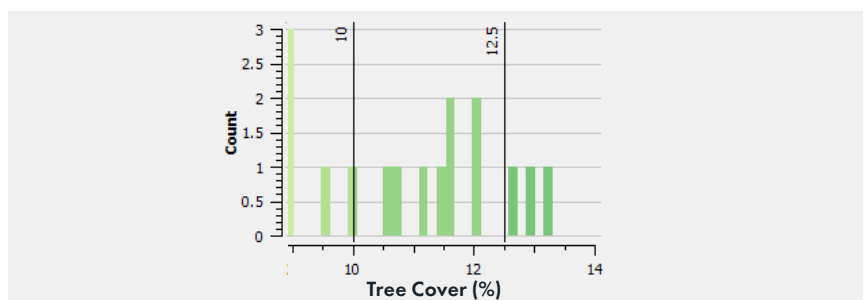


Figure 142. Graph showing the distribution of tree cover across residential street blocks in Area 10.

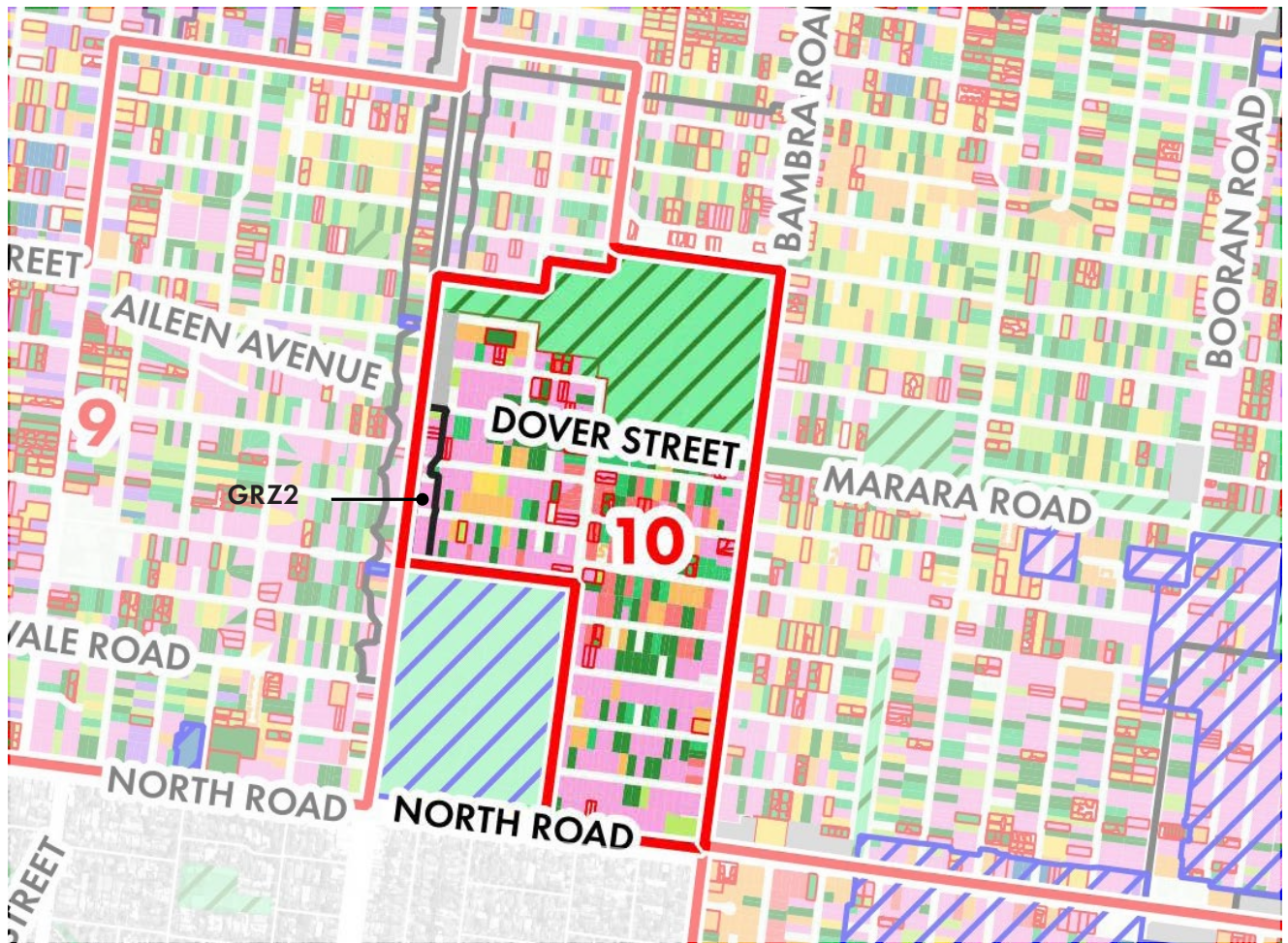


Figure 143. Area 10 Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been significant redevelopment of Area 10, all of which are single/side by side dwellings.
- Permits approved between 2016 - 2021 are typically for 2 dwellings within the NRZ. These tend to provide for dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments).

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The 2014 study differentiates Precinct 10 from its surrounding precincts because of the presence of 1940s dwellings. These dwellings only have a small presence in the precinct Along Albion Street, Winstone Drive, Steel Street and Jenkins Street. Many of these dwellings have been replaced with recently developed buildings.

There are inter-war dwellings with more elaborate detailing within the balance of Precinct 10 and similar dwellings are found in the eastern sections of Precinct 9.

On this basis, the combination of precinct 9 and 10 is recommended as they will seek a similar preferred character outcome.

In addition, characteristics for Area 2 as identified through the 2014 Character Review should be supplemented by the table of key characteristics in this assessment.

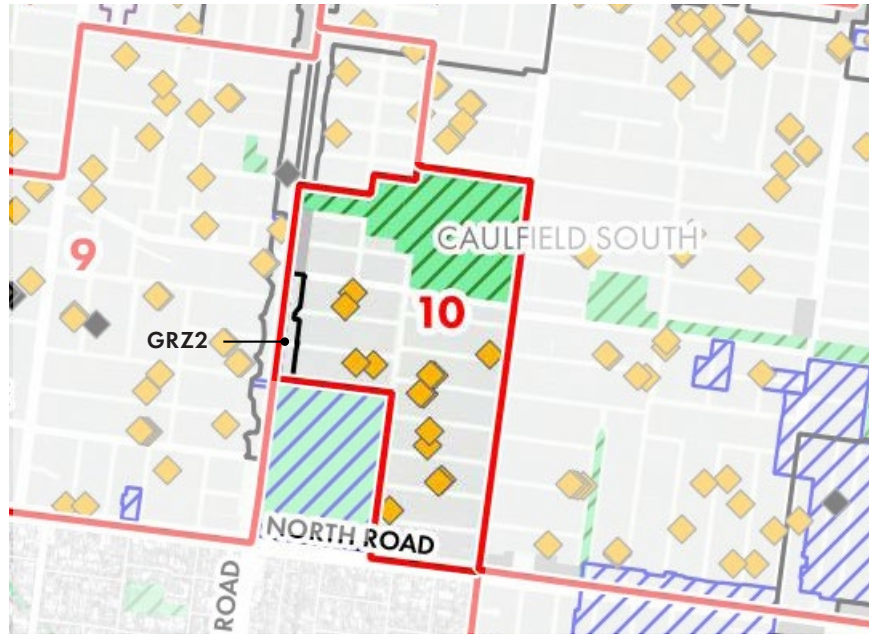


Figure 144. Area 10 Completed Development since 2014

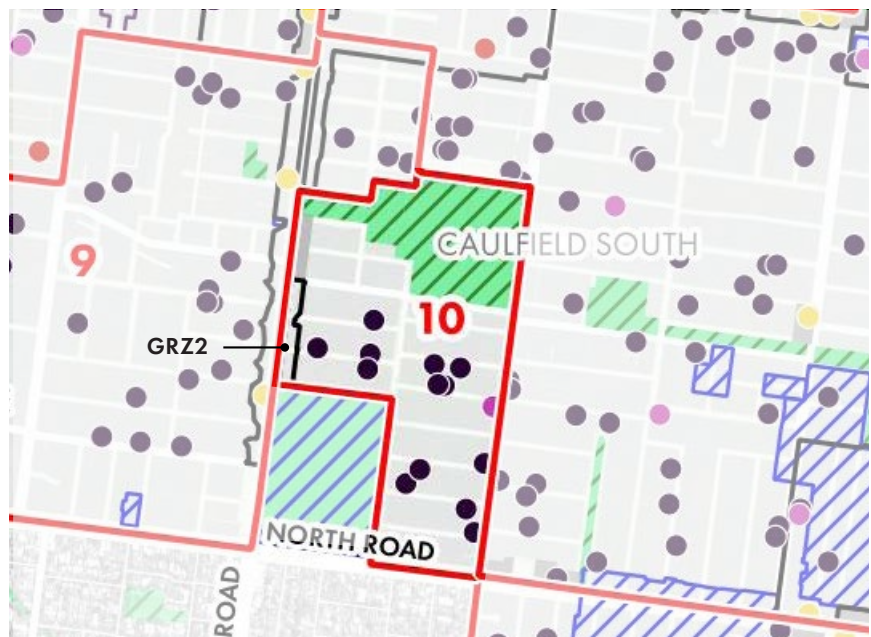


Figure 145. Area 10 Planning Permits & Completed Development since 2014



Image 103. Recent development on Stone Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.15.2 AREA 10 - HOUSING OPPORTUNITY INVESTIGATION AREA

INVESTIGATION AREA A10-1

Assessment

This investigation area includes properties located to the east of Hawthorn Road located within 200m of existing tram stops.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwellings are predominantly from the inter-war and post-war eras however there has been some overbuilding from the 1970s to 1990s, which is typically in the form of two storey detached dwellings with bulkier building forms. There is a minimal existing presence of strata title properties.

Front setbacks are typically generous and greater than 6m. There is a minimal presence of trees within front and rear gardens which have limited impact on streetscapes.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 10.

Recommendation

Because of the strategic location, the mixed architectural styles and building forms, as well as the minimal presence of trees, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact on character as the dwelling eras and forms are already mixed. The two storey maximum building height requirement through the NRZ will ensure buildings integrate with the existing streetscape which contains buildings of up to two storeys in height.

Existing front setbacks will be retained providing opportunities for canopy trees to strengthen the leafy character of the area. Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 104. Two-storey building on Stone Street



Image 105. Two-storey building on Dover Street



Image 106. Inter-war brick dwelling on Stone Street

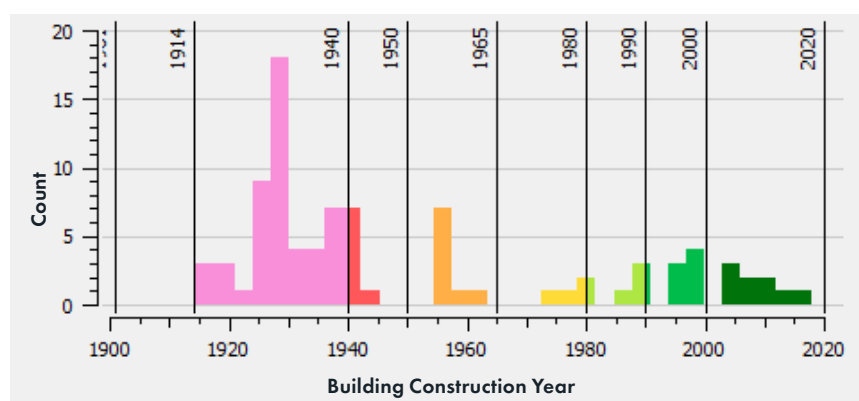


Figure 146. Graph showing the distribution of building construction year across Area 10 - Investigation Area 1

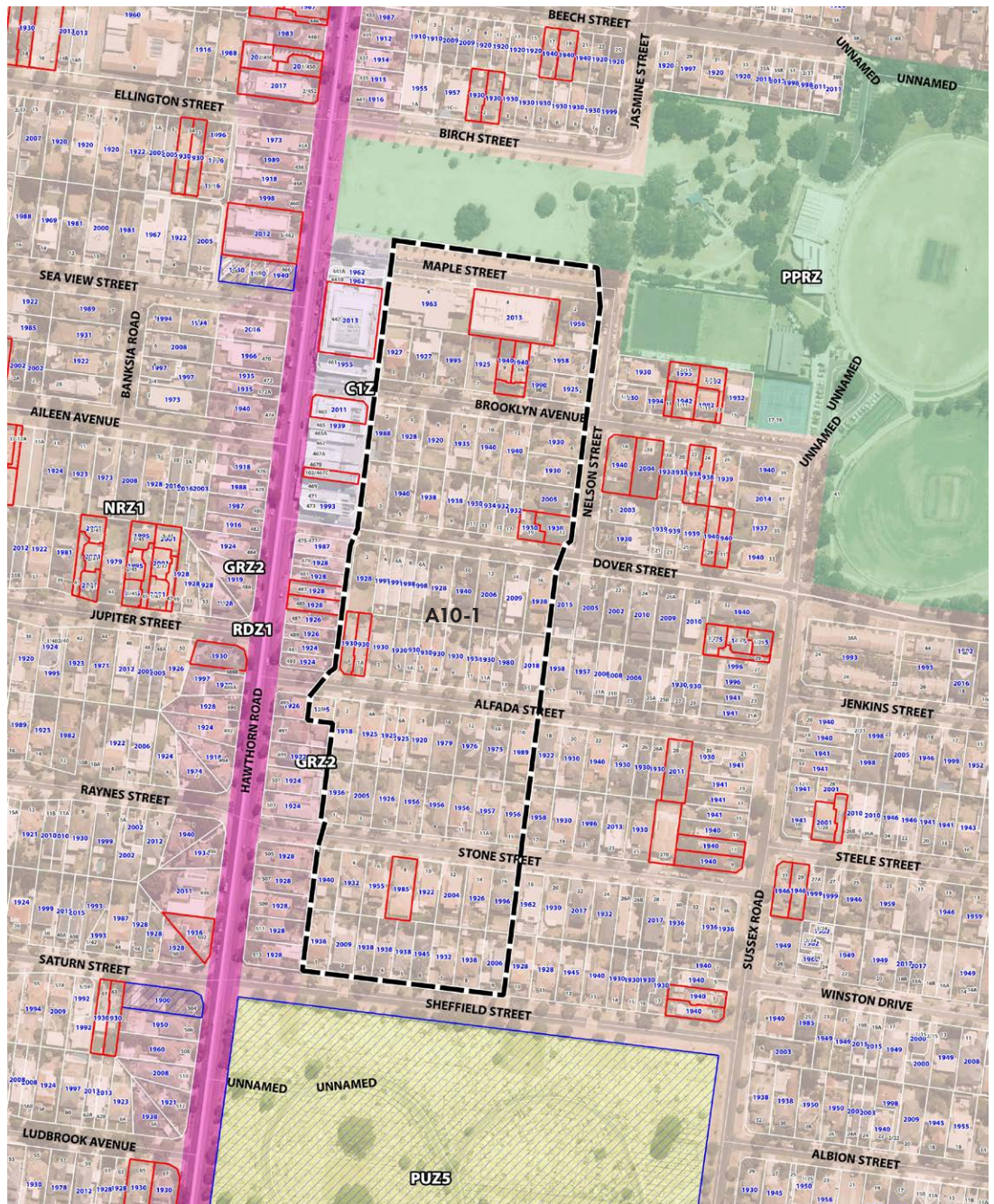


Figure 147. Area 10 - Investigation Area A10-1

3.16 AREA 11: CARNEGIE – BETWEEN LEILA ROAD AND NORTH ROAD

3.16.1 AREA 11 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Located partly in Carnegie and partly in Murrumbeena, Area 11 incorporates 1970s and more recently developed residential areas. This area has a garden suburban character with a 1970s-1990s base.

Dwellings are generally double storey and have wider forms. Gardens lack tree planting creating more of an open character.

Area 11 is predominately zoned NRZ, with a small portion of MUZ located at the corner of North Road and Murrumbeena Road.

There are no relevant planning overlays applying to the residential areas.

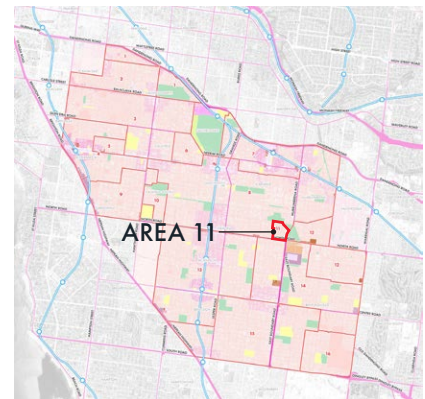
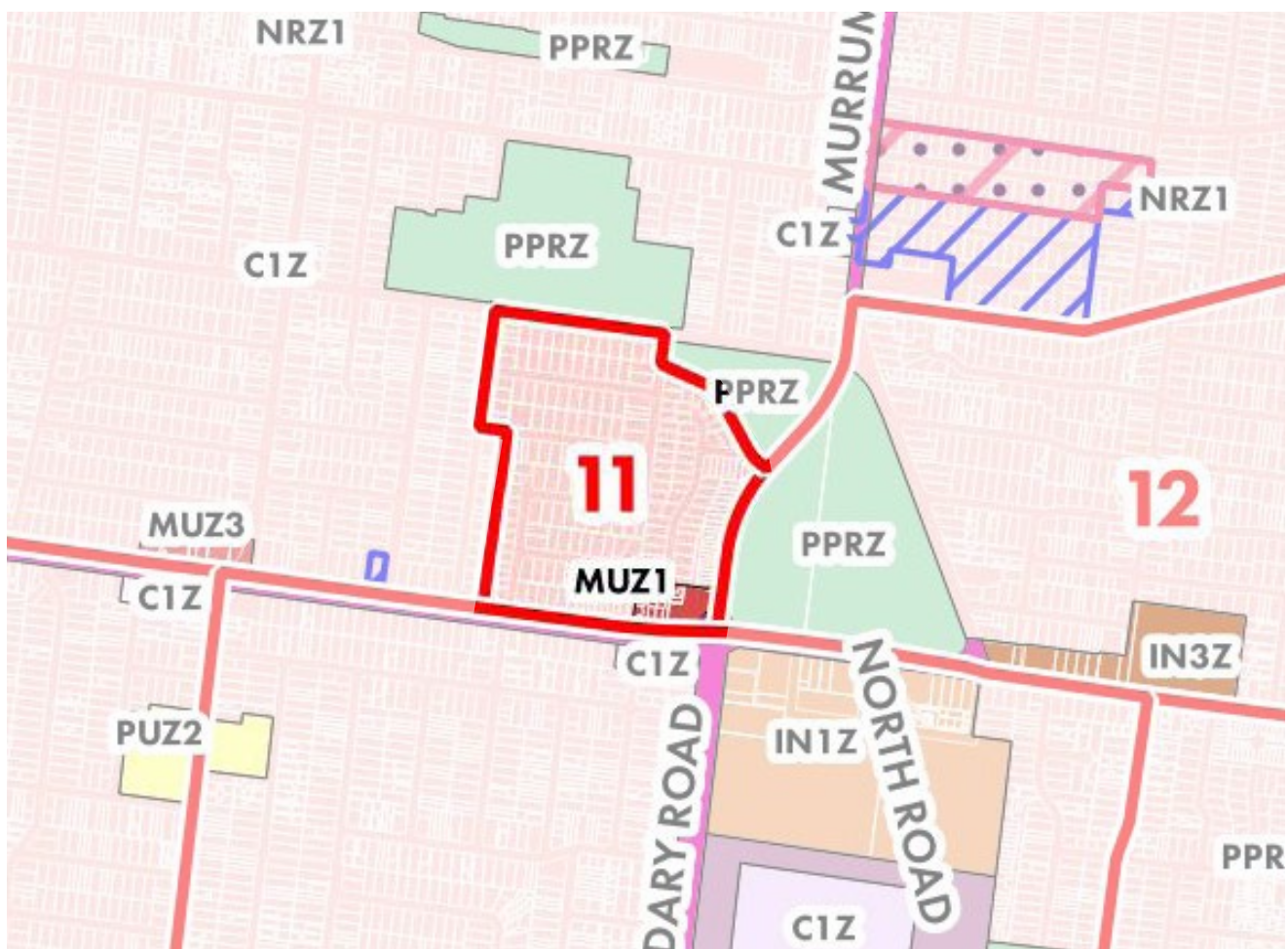


Figure 148. Character Area location Plan



- General Residential Zone
- Neighbourhood Residential Zone

Figure 149. Area 11 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 11. These characteristics have been reviewed and additional key characteristics for Area 11 have been added in the next section.

1970s-1990s garden suburban

- *This is a pocket of modern development, constructed in the 1970s-1990s.*
- *Between Hunter and Boake Streets, buildings are single or double storey, detached brown brick dwellings dating from the 1970s.*
- *Development east of Boake Street, around Winston Way, is a recent infill housing estate comprising mostly double storey townhouse style dwellings on relatively small allotments. Most are constructed of concrete slab with flat or pitched tiled roofs.*



Image 108. Single-storey modern dwelling on Huntingfield Court



Image 107. Two-storey modern dwelling on North Road



Image 109. Two-storey modern dwellings on Huntingfield Court

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 11:

Character Element	Description
Architectural Eras	Predominately modern development, constructed in the 1970s-1990s.
Building Heights	Dwellings are a mix of single and double storey, however there is a stronger presence of double storey dwellings than older parts of Glen Eira.
Building Forms	Building forms are generally bulkier than older parts of Glen Eira with wider, double storey.
Roof Forms	Generally pitched with a mix of hipped and gabled forms. Occasional flat roofs.
Building Materials	Predominately brick and rendered exterior with tiled roofing.
Lot Sizes	There are a range of lot sizes however the majority are within the 500-700sq.m range. Smaller lots (less than 400sq.m) with shallow front setbacks are generally located east of Boake Street and along North Road. These properties are typically townhouse style dwellings.
Site Coverage	Site coverage is relatively high, common range is between 42.5% to 58% in majority of the areas.
Front Setbacks	Front setbacks are generally between 3.5m to 8.0m, with 4.5m being the most common setback. Some larger setbacks are found to the north, closer to Packer Park.
Side Setbacks	Dwellings typically have a 1m setback to one side boundary with the garage built to the other side boundary.
Car Parking	Dwellings typically include double garages which are built to the side boundary and integrated as part of the dwelling.
Gardens	Front gardens are relatively compact with low shrubs and lawn areas. There is a lack of canopy trees in front gardens. Tree coverage is generally less than 12.5%, with areas of reduced tree coverage located closer to Packer Park (less than 10%). This is balanced by the street tree cover which is higher (15%) closer to Packer Park and reduces further south, in particular east of Boake Street (less than 5%).
Front Fencing	Front fences varies with a mix of no front fencing and other locations with medium height brick pillar and iron fencing.
Streetscapes	Street trees are regularly planted with exotic species that are small to medium in height.

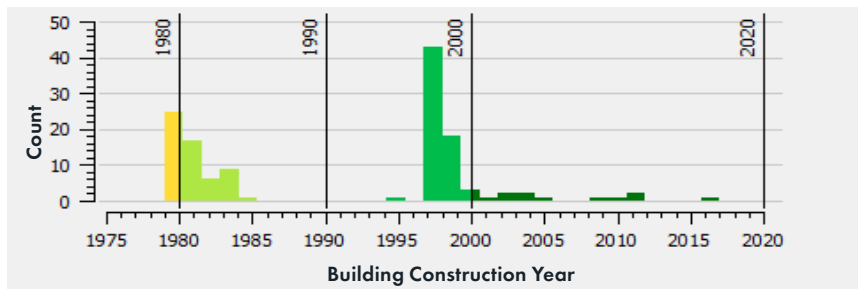


Figure 150. Graph showing the distribution of building construction year across Area 11.

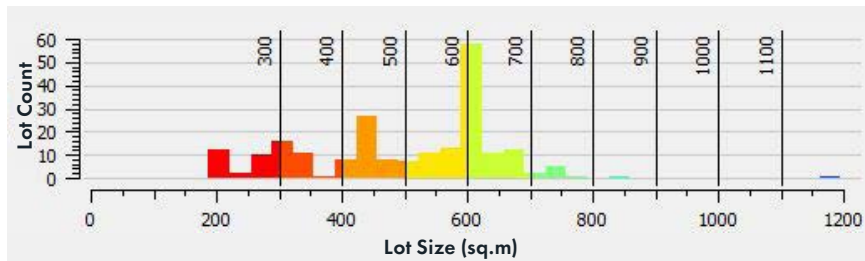


Figure 151. Graph showing the distribution of lot sizes across Area 11.

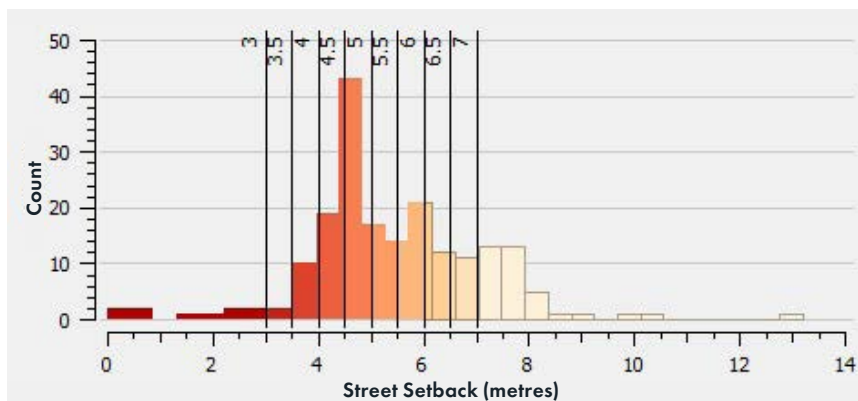


Figure 152. Graph showing the distribution of lot setbacks across Area 11.

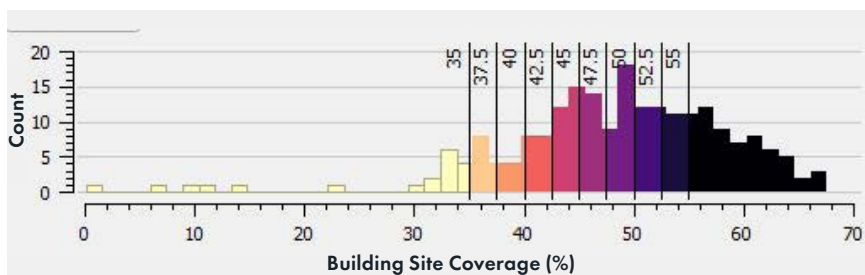


Figure 153. Graph showing the distribution of lot coverage across Area 11.

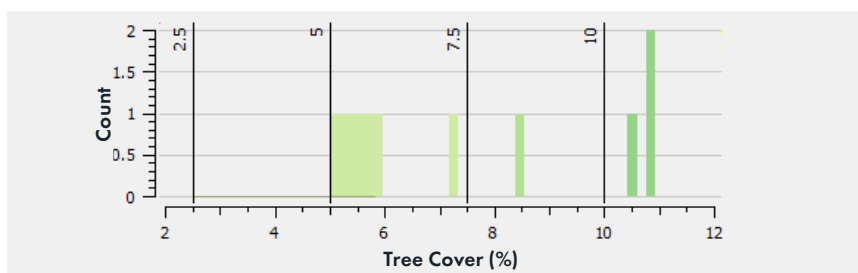


Figure 154. Graph showing the distribution of tree cover across residential street blocks across Area 11.



Figure 155. Area 11 Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been limited redevelopment within Area 11
- One permit approved in this precinct since 2016. This was for 2 dwellings.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 11 as identified through the 2014 Character Review is considered appropriate. Key characteristics in the Review are broadly appropriate, however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the general garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - 1970s-1990s Base with modern and contemporary overbuilding.**



Figure 156. Area 11 - Planning Permits & Completed Development since 2014



Figure 157. Area 11 - Planning Permits & Completed Development since 2014

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.17 AREA 12: BENTLEIGH EAST, NEAR THE CORNER OF WARRIGAL AND NORTH ROADS

3.17.1 AREA 12 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 12 is located either side of north road encompassing the southern sections of Murrumbeena and northern eastern sections of Bentleigh East. This area has a garden suburban character with a 1940s-1960s base.

It has a consistent detached, 1940s and post-war character. There has been some redevelopment for dual occupancy (side by side townhouses) and villa units.

Residential land within Area 12 is zoned NRZ1. No planning overlays apply.

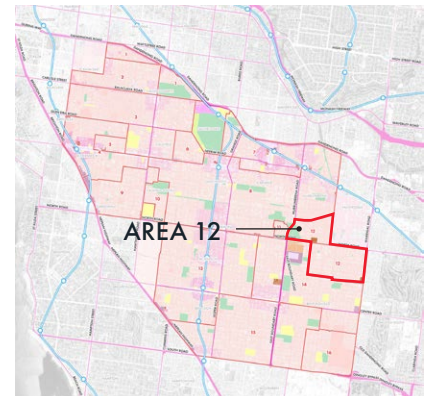


Figure 158. Character Area location Plan

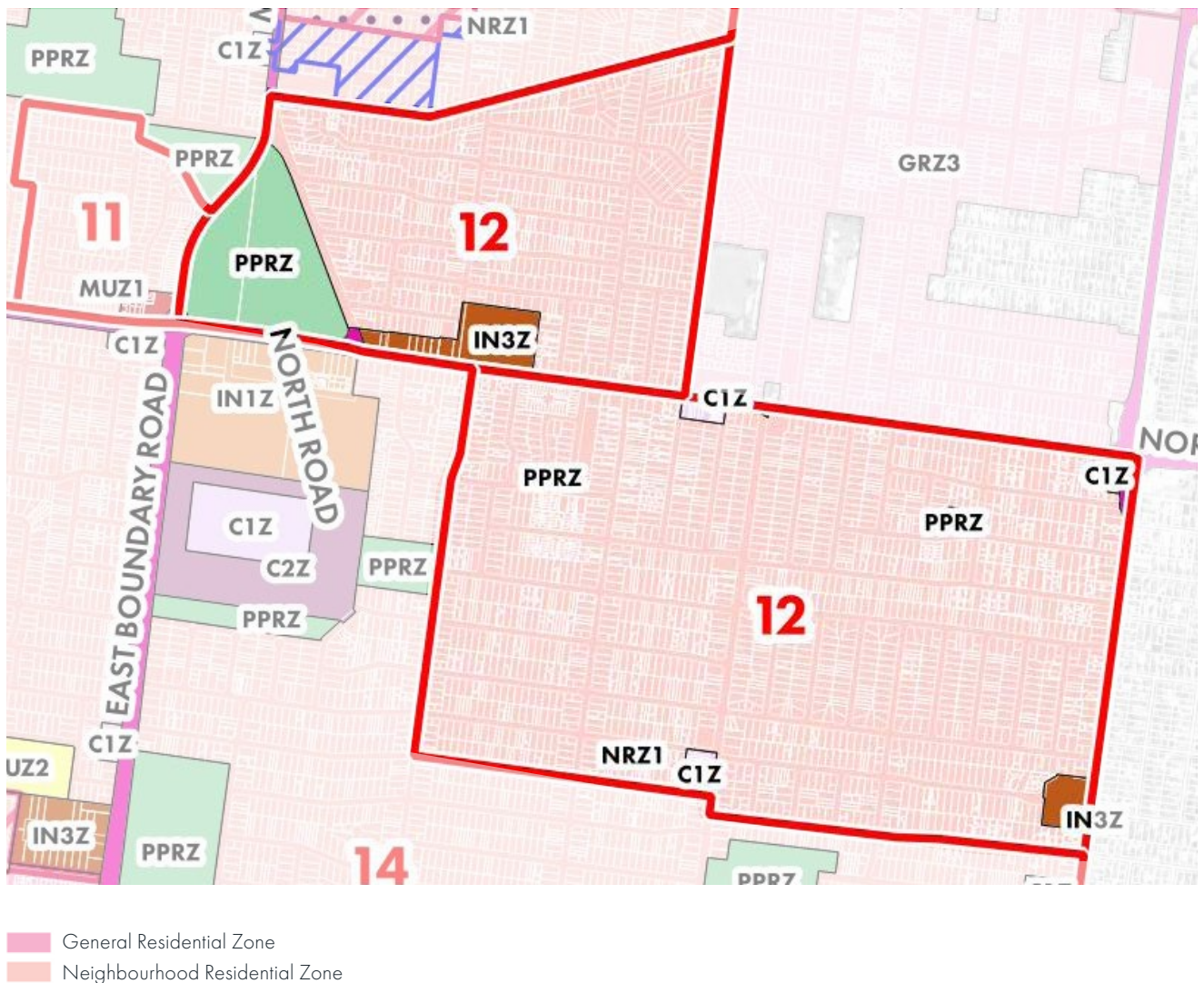


Figure 159. Area 12 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 12. These characteristics have been reviewed and additional key characteristics for Area 12 have been added in the next section.

Late 1930s-1940s garden suburban with modern overbuilding

- This area has a late 1930s-1940s base with a range of contemporary overbuilding that creates a mixed character.
- Buildings are generally single storey.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.
- Many original dwellings remain and these are generally cream or yellow brick with pitched tiled roofs. There is occasional timber construction.



Image 111. One storey post-war dwelling on Paloma Street



Image 110. One storey post-war dwelling on Tambet Street



Image 113. Two-storey contemporary townhouses on Kurrajong Street



Image 112. Two-storey contemporary townhouses on Barrington Street



Image 114. Single-storey contemporary dwelling on Tambet Street



Image 115. Recent development on Kinlock Avenue

ASSESSMENT OF ADDITIONAL KEY CHARACTER

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 12:

Character Element	Description
Architectural Eras	The area has a 1940s to 1950s base to the east of Mackie Road, transitioning to a 1970s base to the west. More recent development is scattered throughout, including a pocket of newer development along Mulsanna Lane and recently developed side by side townhouses scattered across the area.
Building Heights	Original dwellings are generally single storey and more recent development is double storey.
Building Forms	Building forms of original dwellings are modest being single storey and double fronted with recessive hipped roofing. More recent development has wider double storey forms.
Roof Forms	Generally pitched with a mix of hipped and gabled forms. Occasional flat roofs.
Building Materials	Building materials are generally cream, orange and yellow bricks with tiled roofs. Timber weatherboard buildings are also present.
Lot Sizes	The underlying subdivision has a lot size base of 600 – 700sq.m, with lot widths between 15 – 18m wide. Smaller lots of less than 400sq.m are scattered throughout. These properties tend to provide for dual occupancy lots including side by side townhouses and detached units. Larger lots (greater than 800-900sq.m) are generally located within proximity to the corner of Warrigal and North Road. These properties typically allow for multi-unit developments.
Site Coverage	Building site coverage is generally between 42.5% to 55% throughout Area 12.
Front Setbacks	Front setbacks are generally between 6m to 8m, with 7.5m being the most common setback.
Side Setbacks	Dwellings generally have a 3m side setback on one side of the and 1m to the other boundary. New development typically has a garage built to one boundary and 1m setback to the other. Side by side townhouse development has garages built to both boundaries.
Car Parking	Car parking is generally provided through carports within the 3m side setback or at the rear of properties. Newer development provides carparking within garages that are integrated into the dwelling.
Gardens	Front gardens are spacious and generally include shrubs, garden beds and lawn. There is a limited presence of canopy trees within front and rear gardens. Tree cover is generally less than 12.5%, with areas of higher tree coverage along Dalny Road and between Goodrich Street and Waratah Street (up to 22.5%).
Front Fencing	Front fences include a mix of low, brick fencing and medium height timber and brick pillar with iron fencing
Streetscapes	Street trees are regularly planted and of medium height. Tree cover is generally less than 12.5%, with areas of higher tree coverage along Dalny Road and between Goodrich Street and Waratah Street (up to 22.5%).

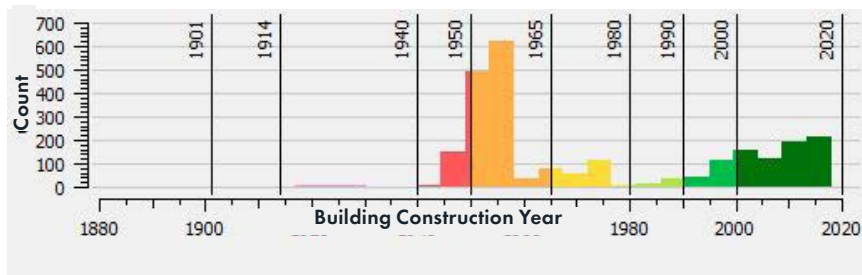


Figure 160. Graph showing the distribution of building construction year across Area 12.

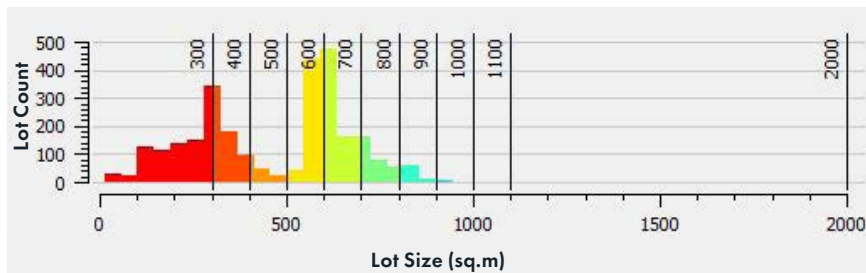


Figure 161. Graph showing the distribution of lot sizes across Area 12.

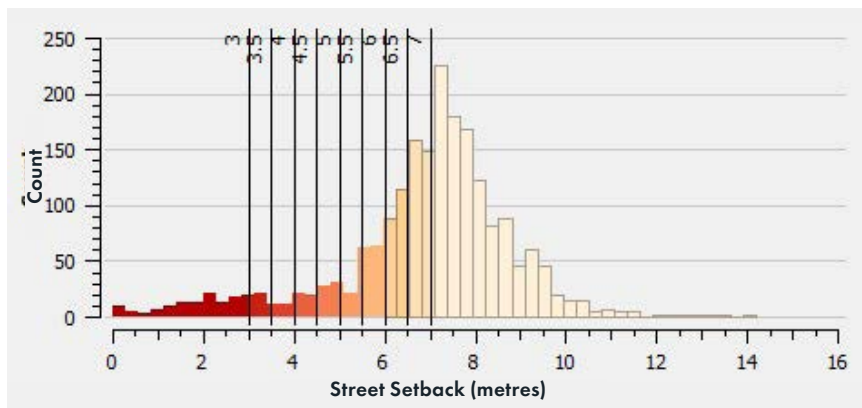


Figure 162. Graph showing the distribution of lot setbacks across Area 12.

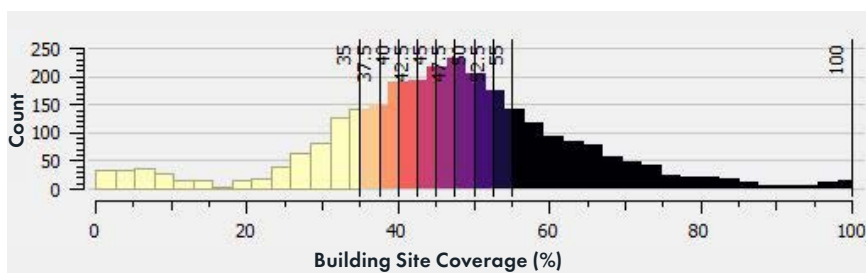


Figure 163. Graph showing the distribution of lot coverage across Area 12.

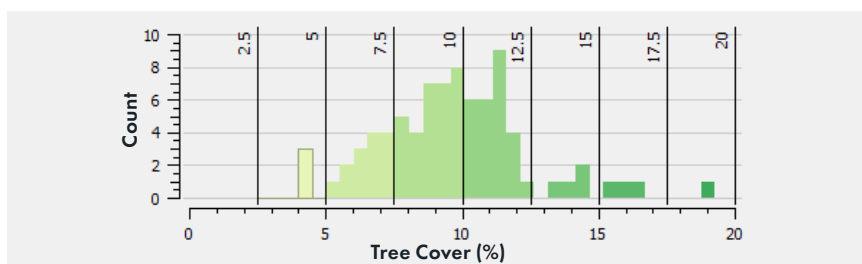


Figure 164. Graph showing the distribution of tree cover across residential street blocks in Area 12.

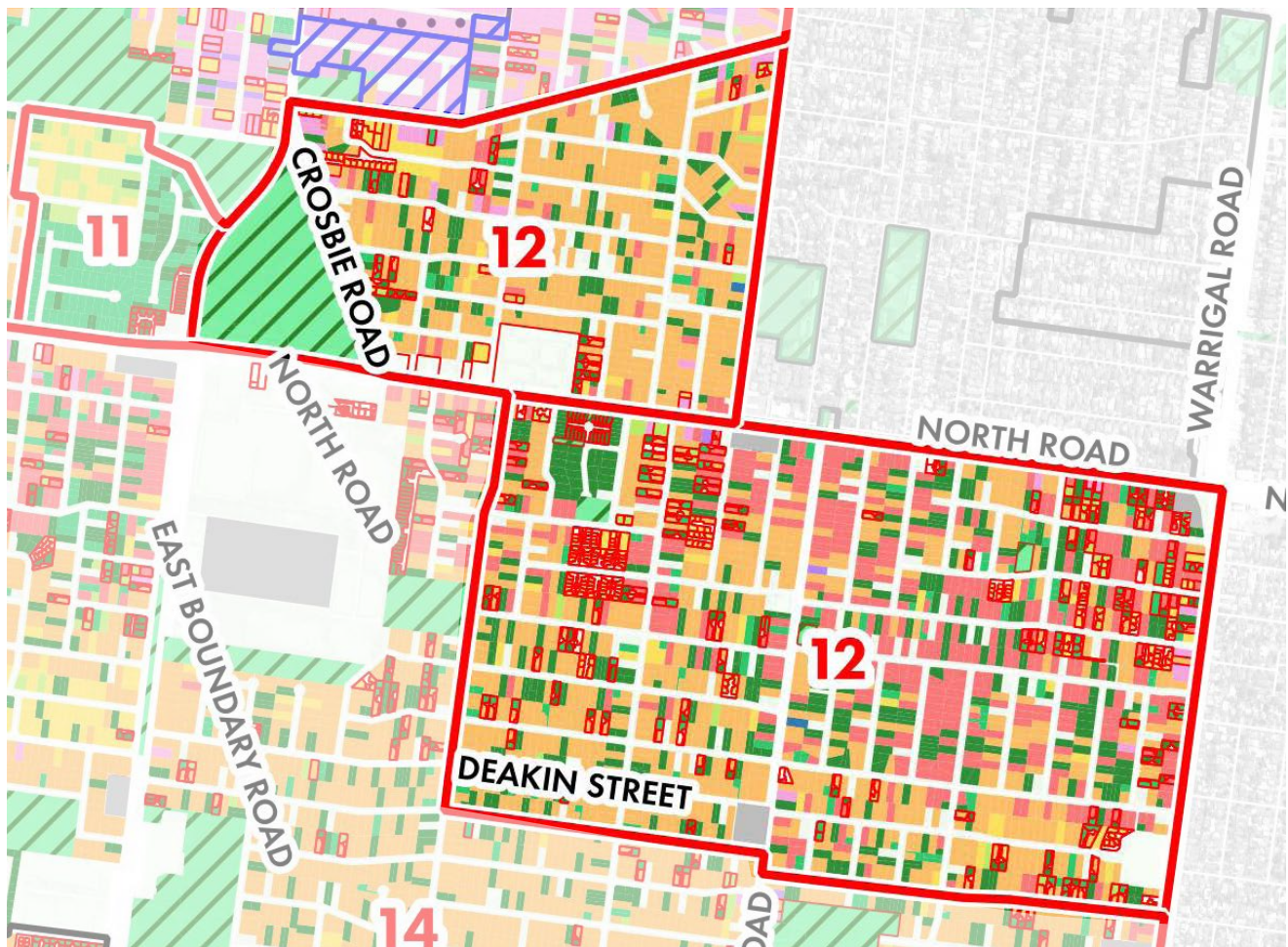


Figure 165. Area 12 Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been significant redevelopment across Area 12, mostly single/side by side townhouses..
- Permits approved between 2016 - 2021 are typically for 2 dwellings within the NRZ. These tend to provide for dual occupancy lots including attached (side by side

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The key characteristics for Area 12 as identified through the 2014 Character Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

The description of Area 12 as 1930s -1940s garden suburban area is not considered accurate based on the dwelling construction year analysis. There are very limited examples of 1930s dwellings within the area. There are more examples of 1940s dwellings however the predominant dwelling era is post-war.

Therefore, in order to reflect the range of building era, and to emphasise the general garden suburban pattern, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - 1940s-1960s Base with modern and contemporary overbuilding.**

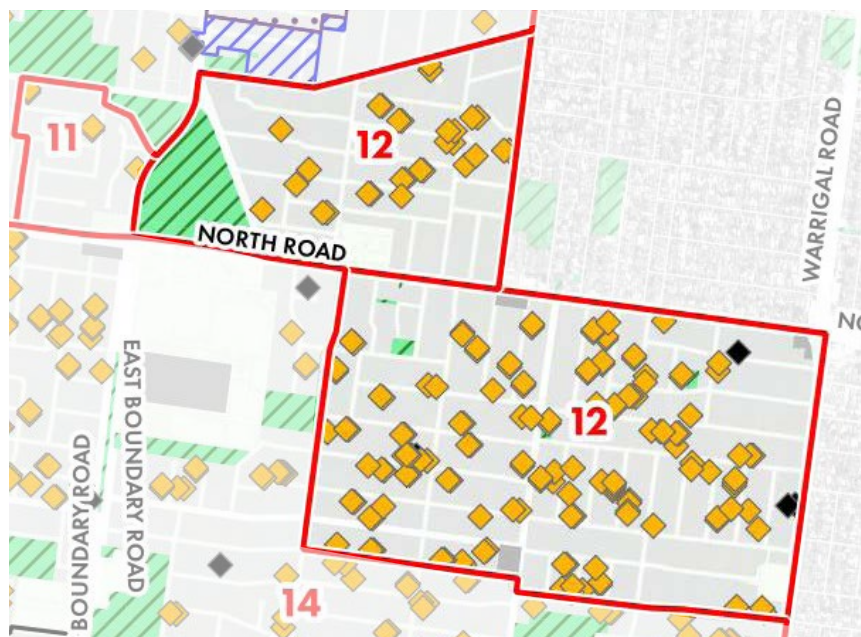


Figure 166. Area 12 - Planning Permits & Completed Development since 2014

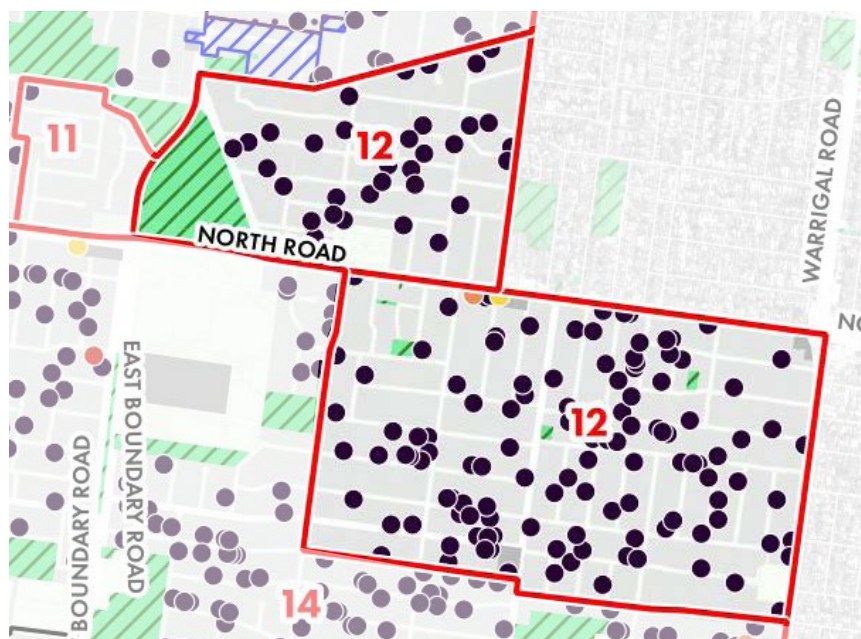


Figure 167. Area 12 - Planning Permits & Completed Development since 2014

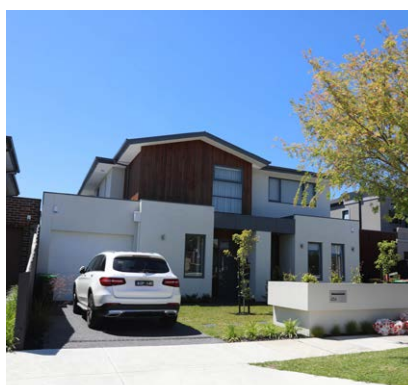


Image 116. Recent development on Kinlock Avenue

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.18 AREA 13: ORMOND, MCKINNON AND BENTLEIGH

3.18.1 AREA 13 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 13 is a large character area capturing the majority of McKinnon and parts of Bentleigh and Ormond. This area has a garden suburban character with an inter-war base.

The area is recognised for its strong inter-war base which transitions to 1940s development in the eastern and western sections. There is also recent overbuilding dispersed across the area.

There are many streets of intact Californian bungalows in Bentleigh and Ormond, which are protected by Heritage Overlays.

There are significant areas of GRZ located around Ormond Station, as well as along Centre Road (near Bentleigh East). RGZ is also located around Bentleigh Station. The balance of the residential area is NRZ.

Heritage overlays apply to a number of areas and are generally associated with the inter-war base. Neighbourhood Character Overlays apply to three areas, which are also associated with the intact inter-war base.

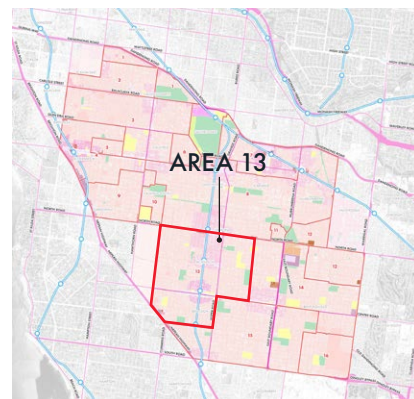


Figure 168. Character Area location Plan

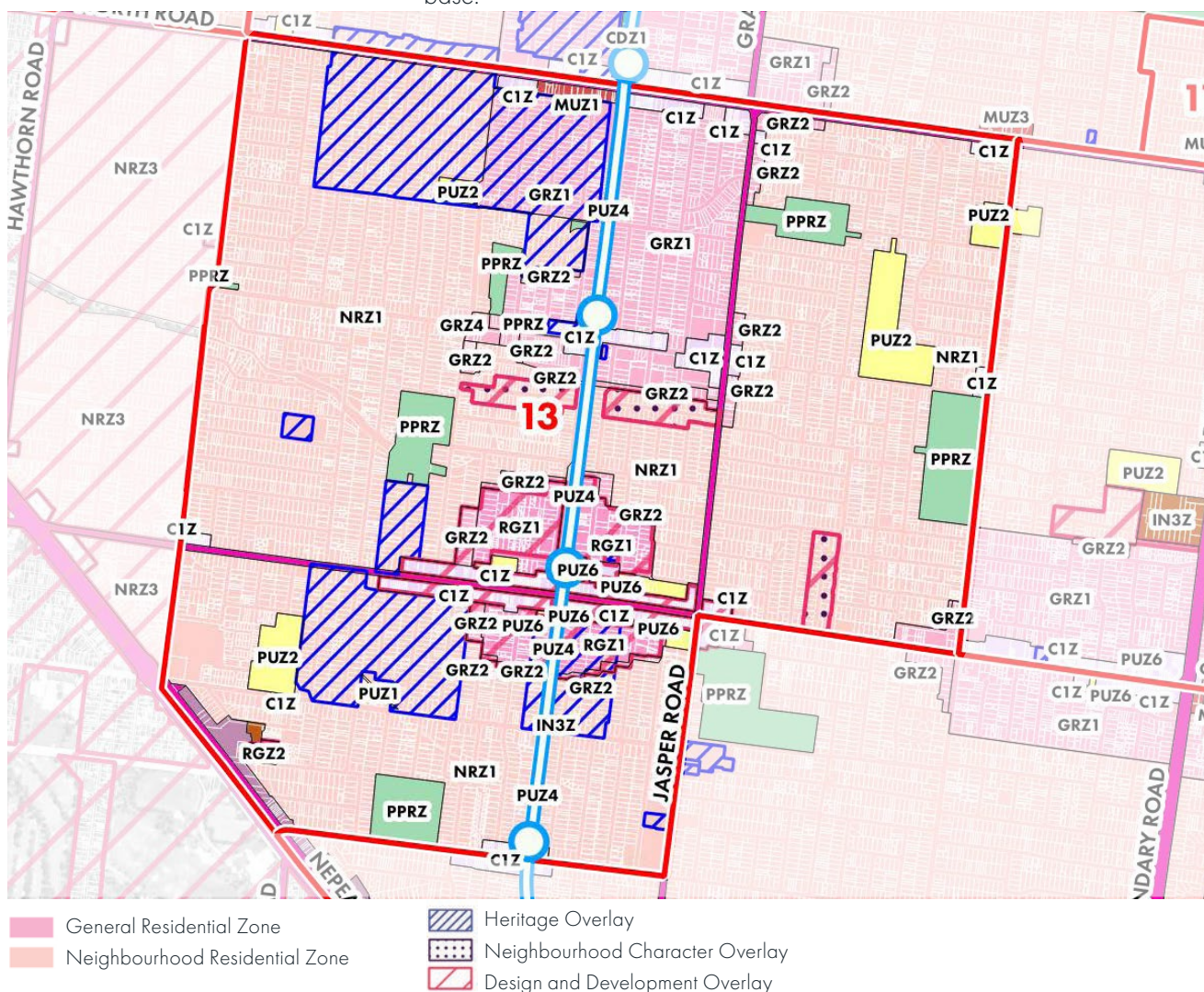


Figure 169. Area 13 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 13. These characteristics have been reviewed and additional key characteristics for Area 13 have been added in the next section.

Inter-war garden suburban with modern overbuilding

- *This area has an inter-war garden suburban base, with modern overbuilding creating a mixed character.*
- *Pockets of original timber or brick Californian bungalow and other inter-war dwellings survive, a number of which are included within Heritage Overlay areas or NCO areas. These are highly intact and indicative of the original development pattern of the area.*
- *Elsewhere, there is a variety of overbuilding from different postwar eras. Mostly this comprises brick construction with pitched tiled roofing.*
- *The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.*
- *Front fences are generally low, allowing views to buildings and gardens from the street.*



Image 118.
Centre Road

Post-war dwelling on



Image 117.
Rose Street

Californian bungalow on



Image 120. Two-storey contemporary dwelling on Galtum Avenue



Image 119.
Campbell Street

Californian bungalow on



Image 121.
Campbell Street

Californian bungalow on



Image 122. Recently constructed two-storey dwelling on Wheatley Road

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 13:

Character Element	Description
Architectural Eras	This area has predominant inter-war base including Californian bungalows and other inter-war styles, with pockets of 1940s dwellings towards the edges of the area. There has been continual overbuild from the 1960s onwards with an increase from the 1990s onwards. Recent development tends to be in the form of double storey detached dwellings and side by side townhouses.
Building Heights	Building heights are predominately 1-2 storeys, with taller built form (greater than 2 storeys) typically located within proximity to activity centres and railway stations.
Building Forms	Original inter-war dwellings have more modest building forms being single storey and double fronted. More recent development has wider, double storey building forms.
Roof Forms	Generally pitched with a mix of hipped and gabled forms. Occasional flat roofs.
Building Materials	Wall materials are generally brick, render and weather board. Roofing is predominantly tiled.
Lot Sizes	The underlying subdivision pattern has a lot size base of 550 – 800sq.m, with lot widths between 15 – 18m wide. Smaller lots of less than 400sq.m are scattered throughout, although a concentrated area is located between Fitzroy Street, Wheatley Road, Nicholson Street and McKinnon Road. Larger lots are typically located near activity centres and railway stations. Often these properties allow for apartments and multi-unit developments.
Site Coverage	Building site coverage is mixed within Area 13, commonly between 42.5% to 55%. Where in proximity to activity centres and the railway corridor, it increases to over 55%.
Front Setbacks	Front setbacks are generally between 6m to 8m.
Side Setbacks	Properties with original dwellings generally have a 3m side setback on one side of the property and 1m to the other boundary. Newer development has smaller side setbacks with many garages built to the side boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Newer development has garages integrated into the dwelling.
Gardens	Low to medium scale planting within front gardens with larger setbacks.
Front Fencing	Front fences include a mix of low, brick fencing and medium height timber and brick pillar with iron fencing
Streetscapes	Front gardens are generous in size due to the larger setbacks. They generally include shrubs, garden beds and lawn areas with some presence of canopy trees. Tree cover is generally higher towards the corner of Thomas Street and North Road (typically 15%) and reduces towards the corner of Centre Road and Tucker Road (typically 10%).

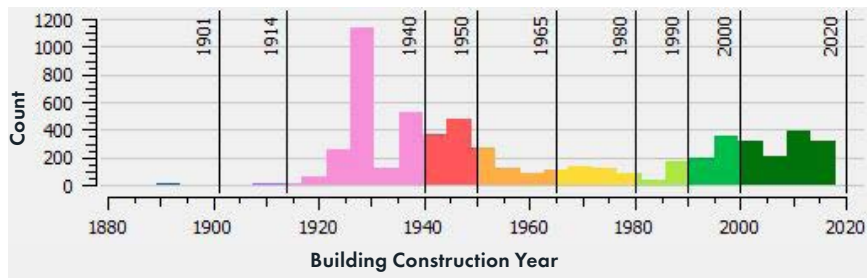


Figure 170. Graph showing the distribution of building construction year across Area 13.

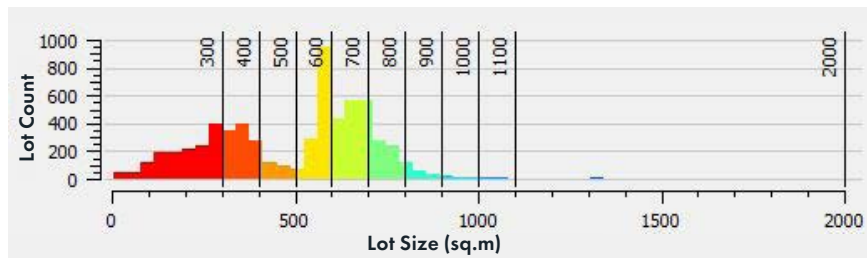


Figure 171. Graph showing the distribution of lot sizes across Area 13.

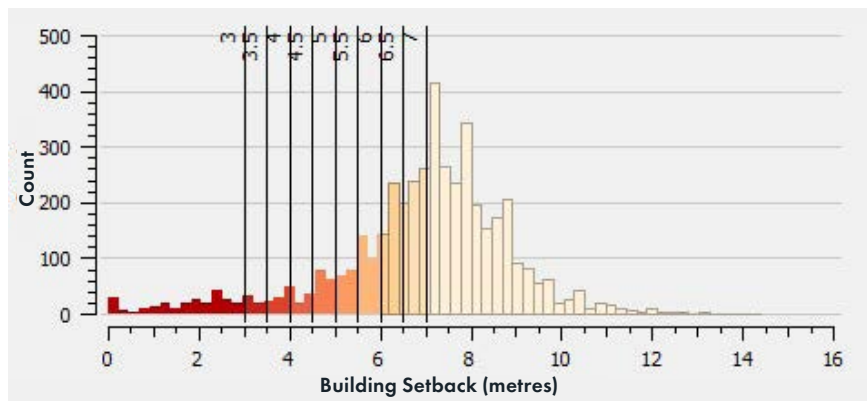


Figure 172. Graph showing the distribution of street setbacks across Area 13.

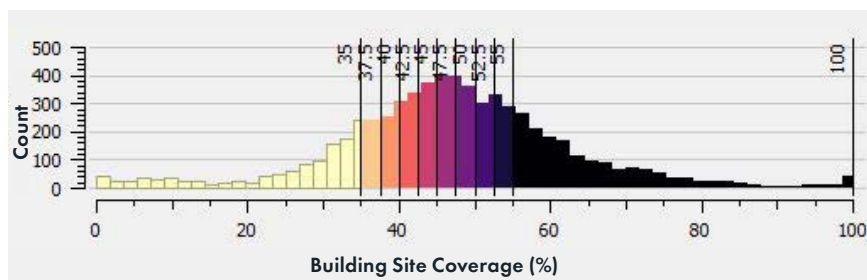


Figure 173. Graph showing the distribution of building site coverage across Area 13.

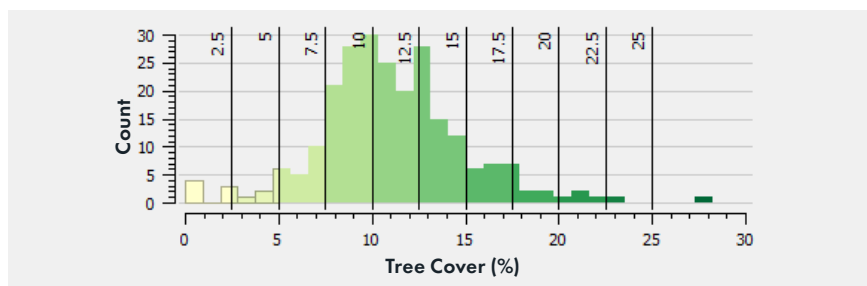


Figure 174. Graph showing the distribution of tree cover across residential street blocks in Area 13.

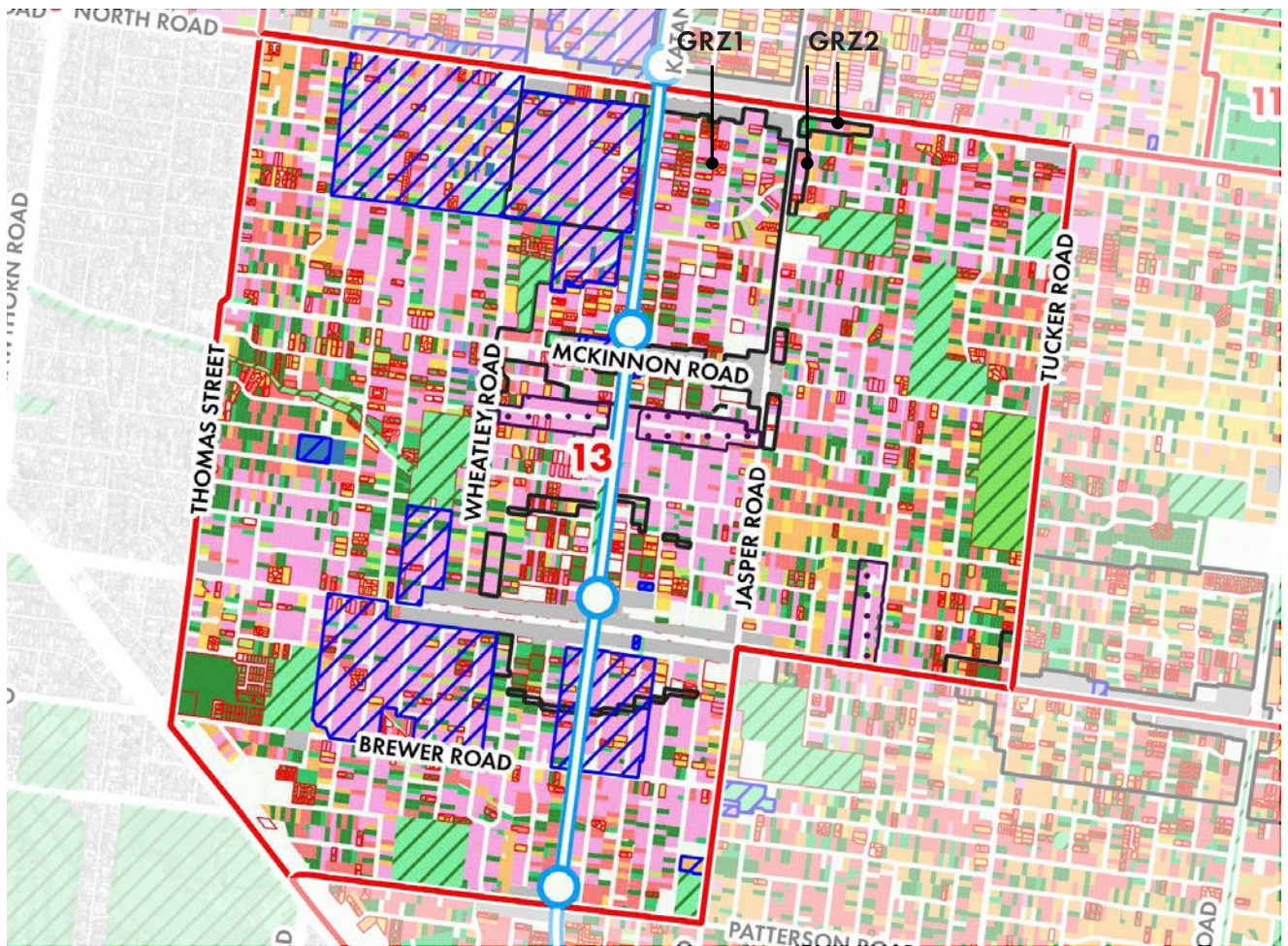


Figure 175. Area 13 - Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been substantial redevelopment across Precinct 13.
- Permits approved between 2016 - 2021 are generally for 2 dwellings with the NRZ. Typically, this has allowed for dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments).
- Recent development is limited where Heritage Overlays and Neighbourhood Character Overlays apply.

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 13 as identified through the 2014 Character Review is considered appropriate. Key characteristics in the Review is broadly appropriate, however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Inter-war Base with modern and contemporary overbuilding**.



Figure 176. Area 13 - Completed Development since 2014

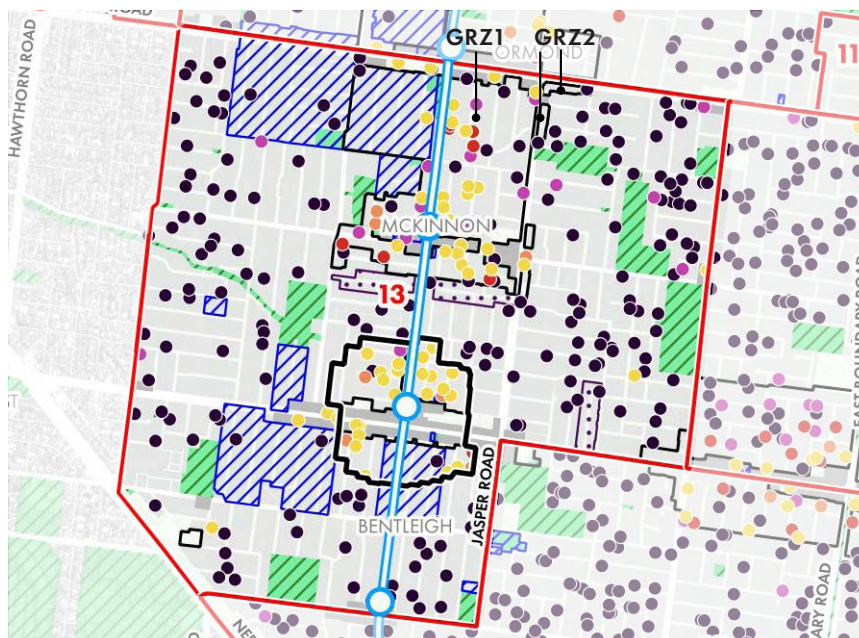


Figure 177. Area 13 - Planning Permits (2016-2021)



Image 123. Recently constructed two-storey development on Somers Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.18.2 AREA 13 - INVESTIGATION AREAS

INVESTIGATION AREA A13-1

Assessment

This investigation area includes properties north of Patterson Road within 400m of the Patterson Railway Station.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though only areas along still only up to two storeys.

This assessment also investigate properties along Patterson Road adjacent to activity centre for townhouse and apartment development of up to three storeys.

Dwelling eras are mixed however there is a strong inter-war base which extends to the early 1940s in some areas. There has been some overbuilding occurring predominantly in the 1990s through to recent times. There is a limited presence of strata development across the area.

Because of the strong presence of original dwellings, front setbacks are generally consistent across the area ranging from 6-8m. This allows for generous front gardens which have limited presence of trees. Similarly, there is a limited presence of trees within rear gardens.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 13.

Recommendation

Because of the strategic location, the mixed architectural eras, and the limited presence of trees, additional unit and townhouse development of up to two storeys could be readily

integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The rest of the area has a strong presence of original dwellings however these dwellings could be replaced with current zoning and planning controls.

The development forms supported through villa units and townhouses would provide for a two storey building scale which is compatible with the original dwellings and maintain front setbacks which would ensure there are opportunities for trees within front gardens.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.

The proposal for three storey apartment and townhouse development along Patterson Road is also appropriate. This frontage is strategically important leading into the Patterson activity centre and railway station. More intensive built form outcomes provided by three storey apartment and townhouse development would provide for an appropriate transition to the higher site coverage built form in the Commercial 1 Zone.



Image 124. Double-storey contemporary development on Bendigo Avenue



Image 125. Californian bungalow on Phillip Street



Image 126. Contemporary dwelling and 1940s dwelling on Twisden Road

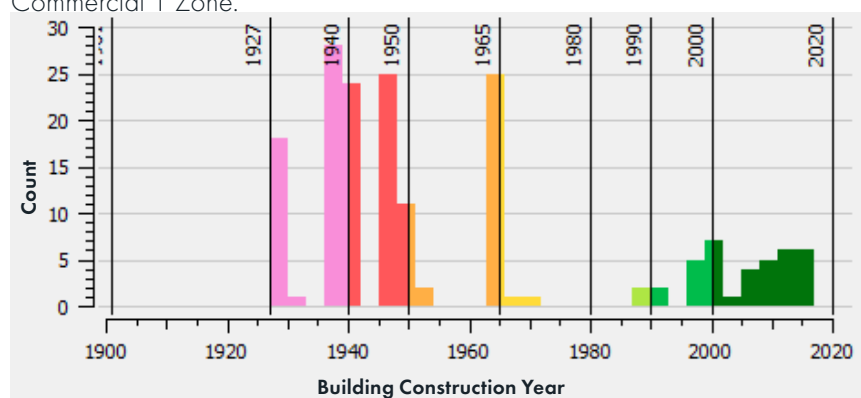
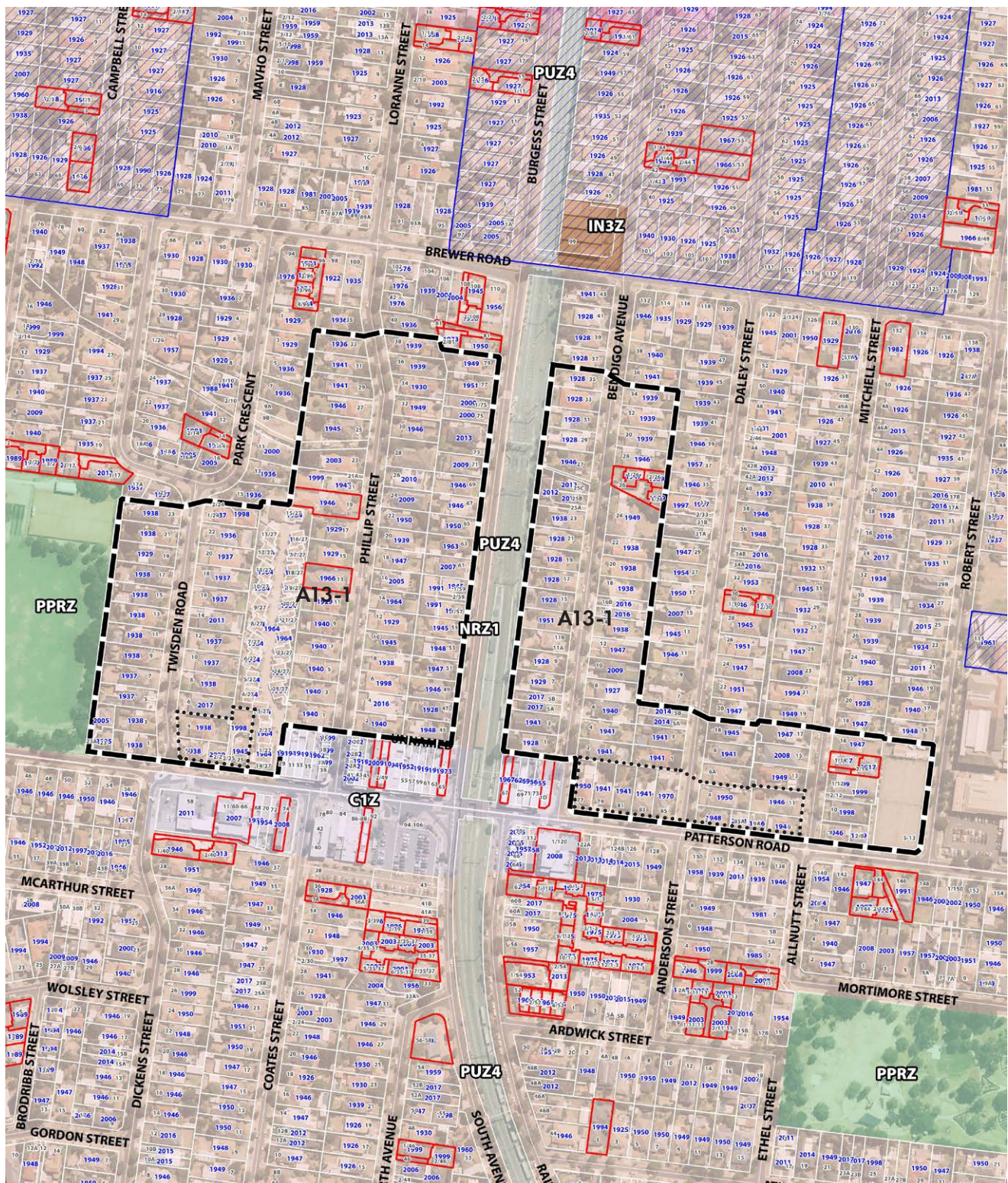





Figure 178. Graph showing the distribution of building construction year across Area 13 - Investigation Area 1



-  Investigation Area
-  Area assessed for apartment and townhouse development of up to 3 storeys
-  Existing strata development

- 1920** Dwelling Build Year
- 12** House Number
-  Heritage Overlay

Figure 179. Area 13 - Investigation Area A13-1

INVESTIGATION AREA A13-H

The area is a low-rise heritage area, protected by a heritage overlay. It's current zoning, GRZ, aligns with "Substantial Change Area" in the framework plan. However, the heritage overlay is likely to continue to preserve the low-rise element of the local character along with the other elements of the

heritage precinct. Therefore, it is recommended to identify this area as Minimal Change Area. Heritage input should be provided to confirm suitability of any future rezoning associated with this area.

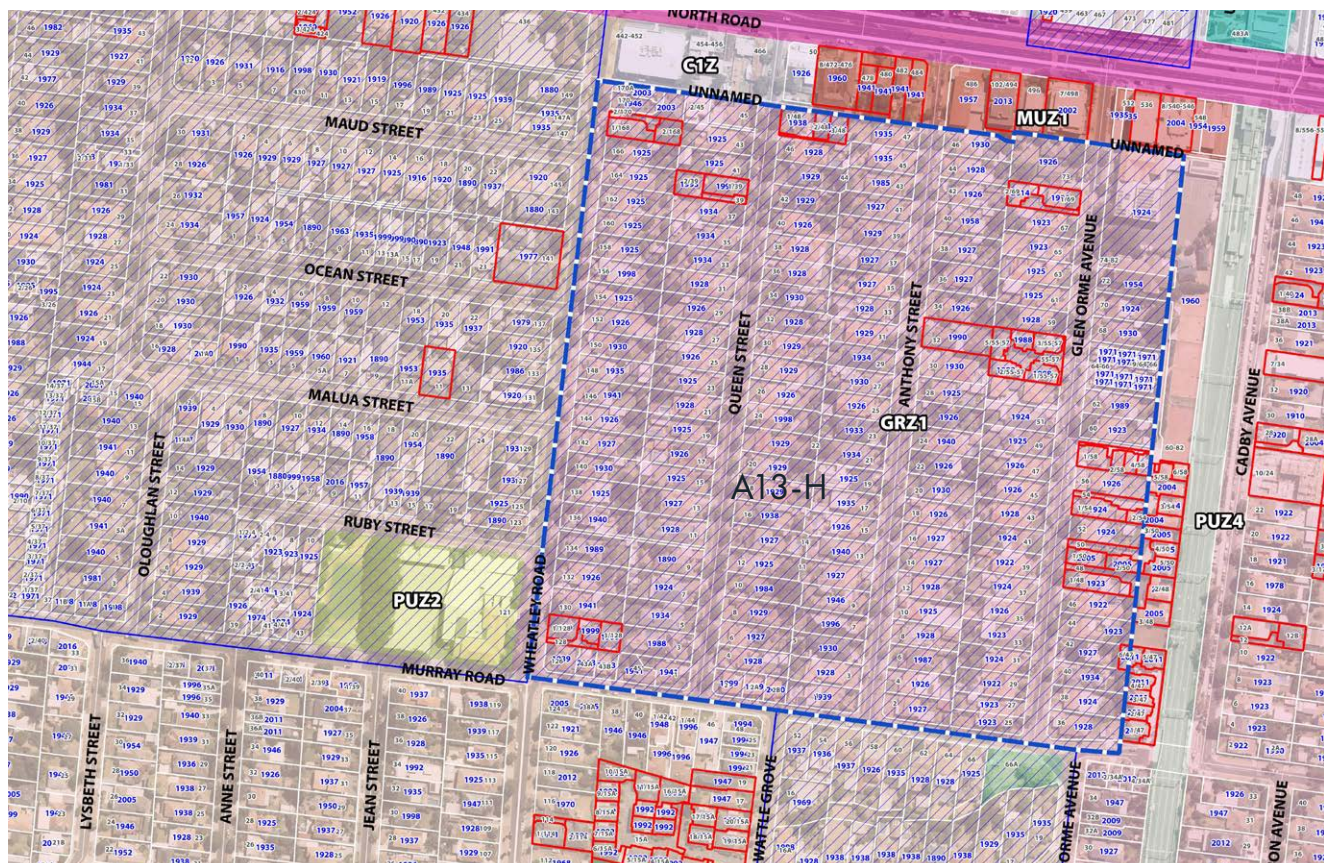


Figure 180. NCA13 - Investigation Area A13-H

3.19 AREA 14: BENTLEIGH EAST, NORTH OF CENTRE ROAD

3.19.1 AREA 14 -
NEIGHBOURHOOD
CHARACTER
ASSESSMENT

OVERVIEW

Located Bentleigh East, Area 14 has a garden suburban character with a 1950s base. The general absence of substantial canopy cover both within streets and private land results in an open streetscape character.

Area 14 includes a substantial GRZ1 area located north of the Bentleigh East NAC. The balance of the residential areas are zoned NRZ1.

There a small number of heritage overlays applying to individual sites along Centre Road and North Road. A Design and Development Overlay applies to properties along Leary Avenue and Vine Court and is associate with more recent development (2000 – now).

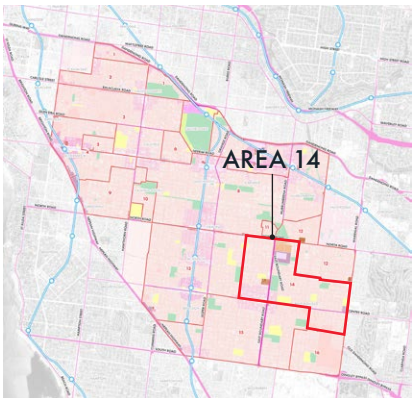


Figure 181. Character Area location Plan

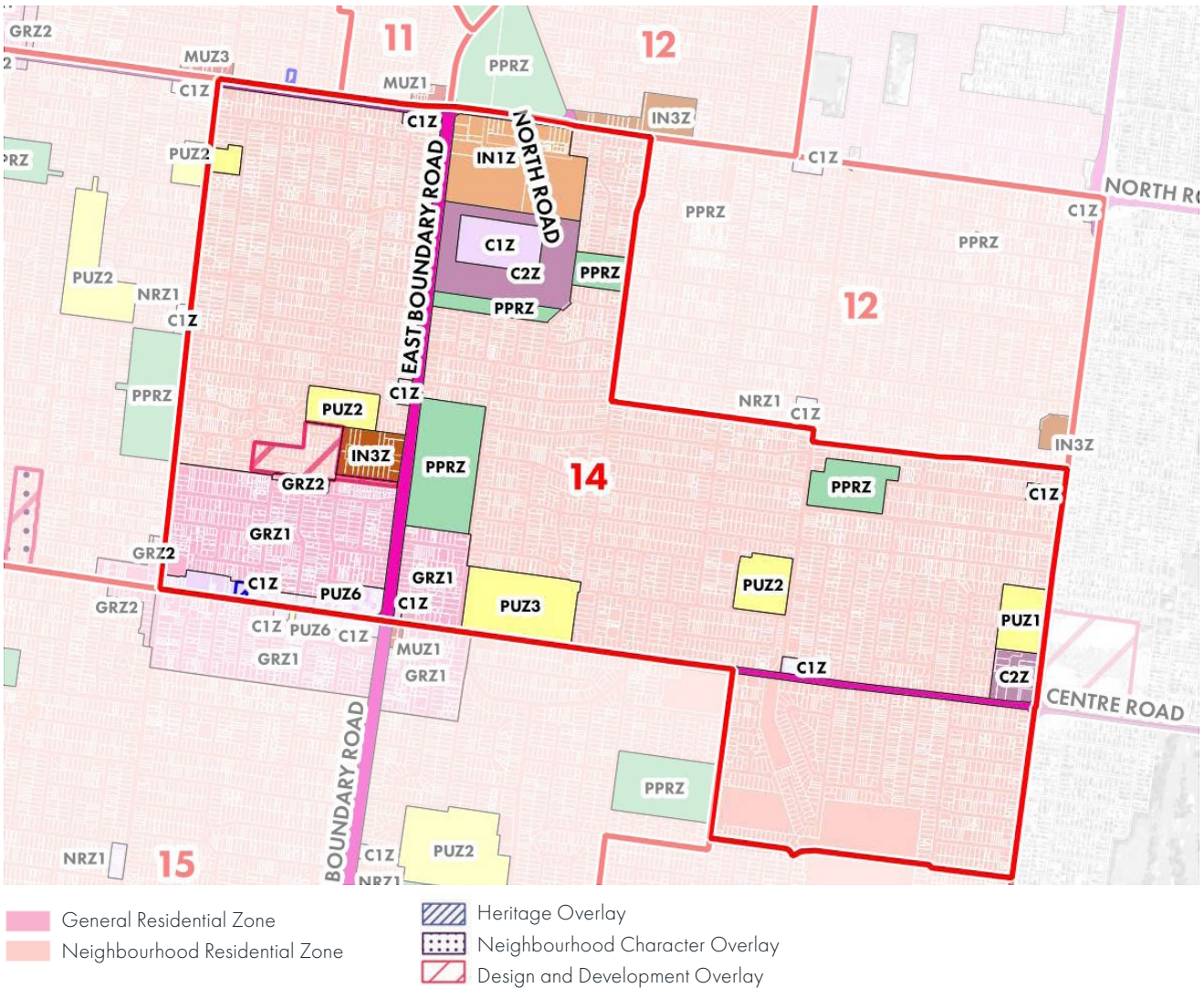


Figure 182. Area 14 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 14. These characteristics have been reviewed and additional key characteristics for Area 14 have been added in the next section.

1950s garden suburban with modern overbuilding

- *This area has a 1950s base with a range of contemporary overbuilding creating a mixed character.*
- *Buildings are generally single storey.*
- *Many original dwellings remain and these are generally cream brick with pitched tiled roofs.*
- *Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.*
- *The grid layout and flat topography is quite distinct in this area due to wide, open streets and lack of heavy vegetation cover.*



Image 128. Two-storey contemporary buildings on Stockdale Avenue



Image 130. Two-storey side by side townhouse development



Image 127. Post-war dwelling on Edinburgh Street



Image 129. Two-storey contemporary buildings on Stockdale Avenue

ADDITIONAL KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 14:

Character Element	Description
Architectural Eras	While the area has a 1950s base along Tucker Road and North Road, to the east of Lancaster Street this transitions to a 1970s base. To the east of East Boundary Road, this is predominately a 1970s base. More recent development is scattered throughout, in particular along Leary Avenue and Vine Court and Yarraburn Close.
Building Heights	Buildings are generally single storey with more recent development being two storeys.
Building Forms	The 1950s and 1970s dwellings have modest building forms being generally single storey, double fronted and with recessive hipped roofs. Recent development has wider, double storey forms.
Roof Forms	Generally pitched with a mix of hipped and gabled forms. Occasional flat roofs.
Building Materials	Building materials are mixed and include timber weather board and cream, orange and brown bricks. Roof is generally tiled.
Lot Sizes	The underlying subdivision pattern has a lot size base of 550 – 800sq.m, with lot widths between 15 – 18m wide. Smaller lots of between 200sq.m to 400sq.m are scattered throughout.
Site Coverage	Building site coverage is mixed, typically between 37.5% and 55%
Front Setbacks	Front setbacks are generally large of and between 6.5m and 8m. Smaller setbacks are often associated with newer development, particularly along Leary Avenue and Vine Court and Yarraburn Close.
Side Setbacks	Dwellings generally have a 3m side setback on one side and 1m setback to the other boundary. Newer development tends to have smaller setbacks and garages built to one side boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Newer development includes garages which are integrated into the dwelling design.
Gardens	Front gardens are generally large due to the front setbacks and contain shrubs, garden beds, lawn and occasional trees. There is limited presence of trees in rear gardens across the area.
Front Fencing	Front fences vary in height and material. Often older homes have a low brick or picket front fences.
Streetscapes	Street trees are generally small to medium in size and regularly planted.

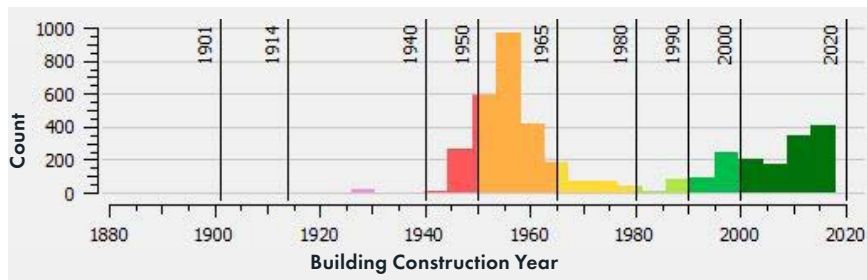


Figure 183. Graph showing the distribution of building construction year across Area 14.

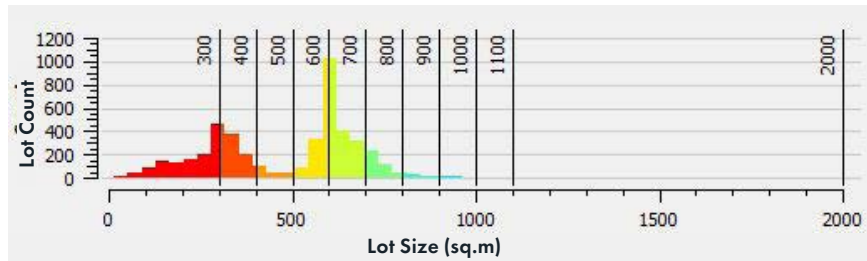


Figure 184. Graph showing the distribution of lot sizes across Area 14.

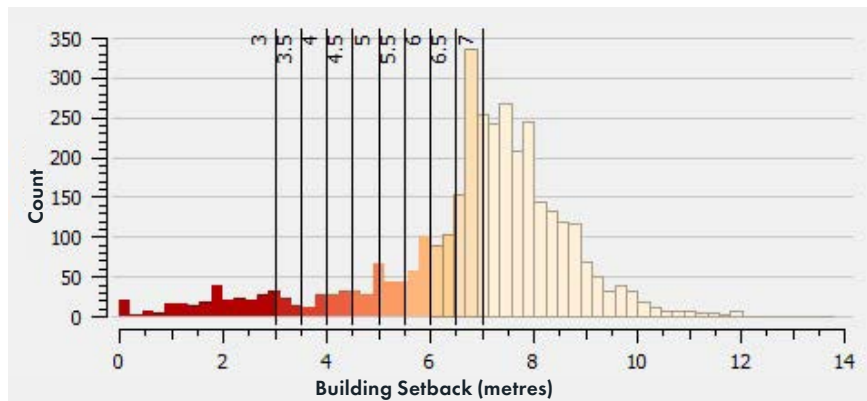


Figure 185. Graph showing the distribution of street setbacks across Area 14.

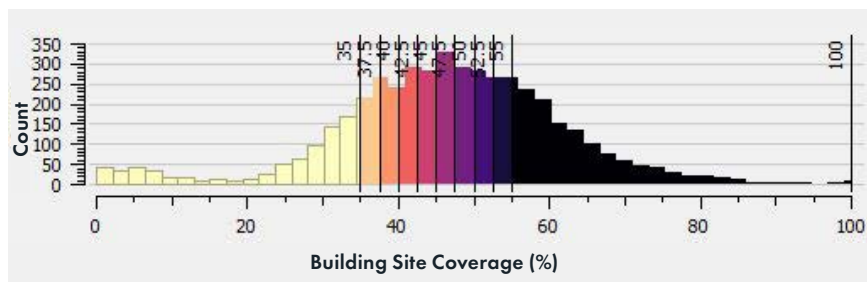


Figure 186. Graph showing the distribution of building site coverage across Area 14.

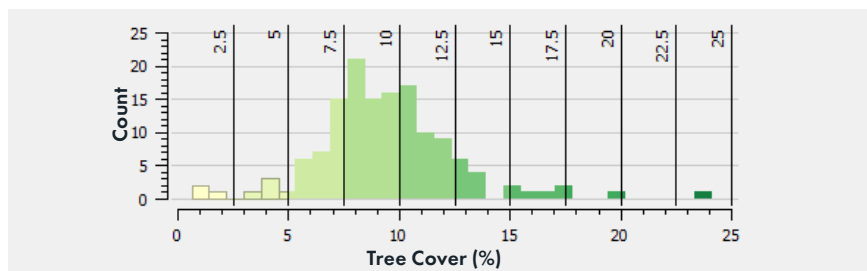


Figure 187. Graph showing the distribution of tree cover across residential street blocks across residential street blocks in Area 14.

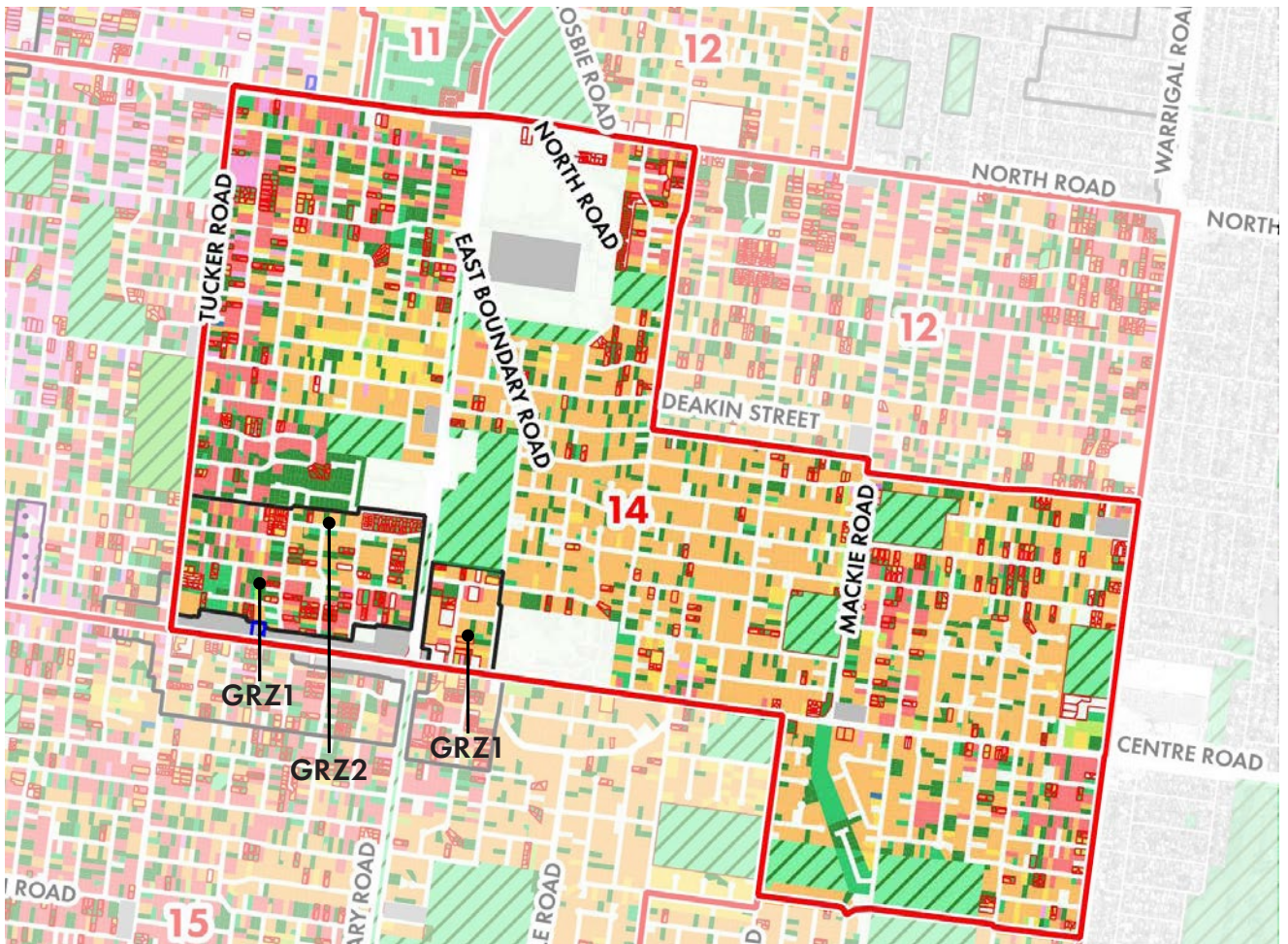


Figure 188. Area 14 - Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been significant redevelopment across Area 14.
- Recent development (2016 - 2021) is scattered throughout, however there are concentrated areas along Leary Avenue and Vine Court and Yarraburn Close.
- Permits have been approved for generally 2 dwellings with the NRZ. These tend to provide for dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments).

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 14 as identified through the 2014 Character Review is recommended to absorb Area 16 due to similar characteristics, this will be further discussed in Area 16. Key characteristics in the Review is broadly appropriate, however they should be supplemented by the table of key characteristics in this assessment.

To emphasise the garden suburban character, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - 1950s Base with modern and contemporary overbuilding.**



Image 131. Recent development on Stockdale Avenue

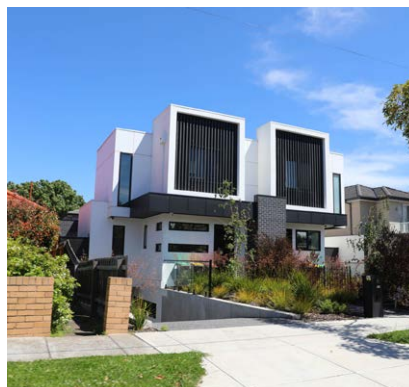


Image 132. Recent development on Quinns Road

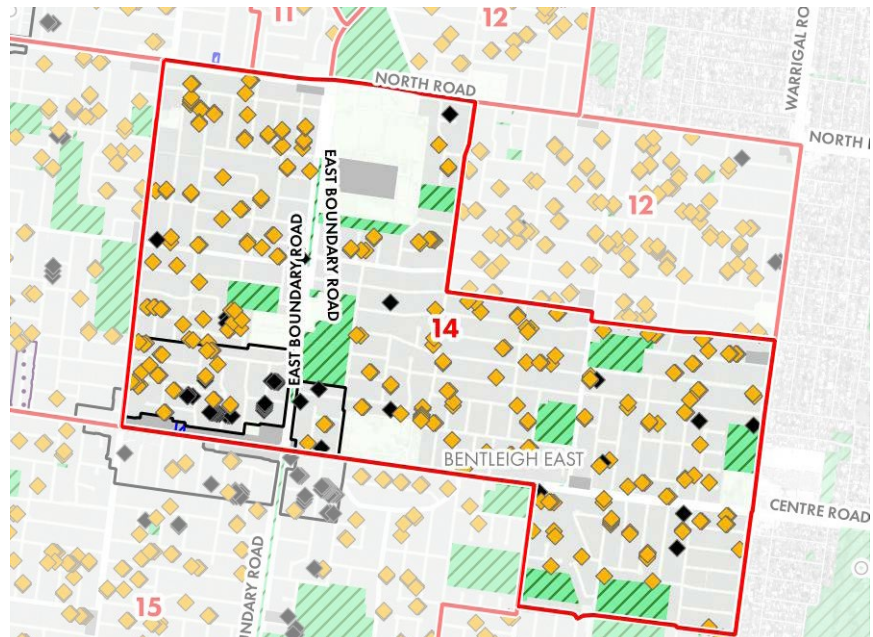


Figure 189. Area 14 Planning Permits & Completed Development since 2014

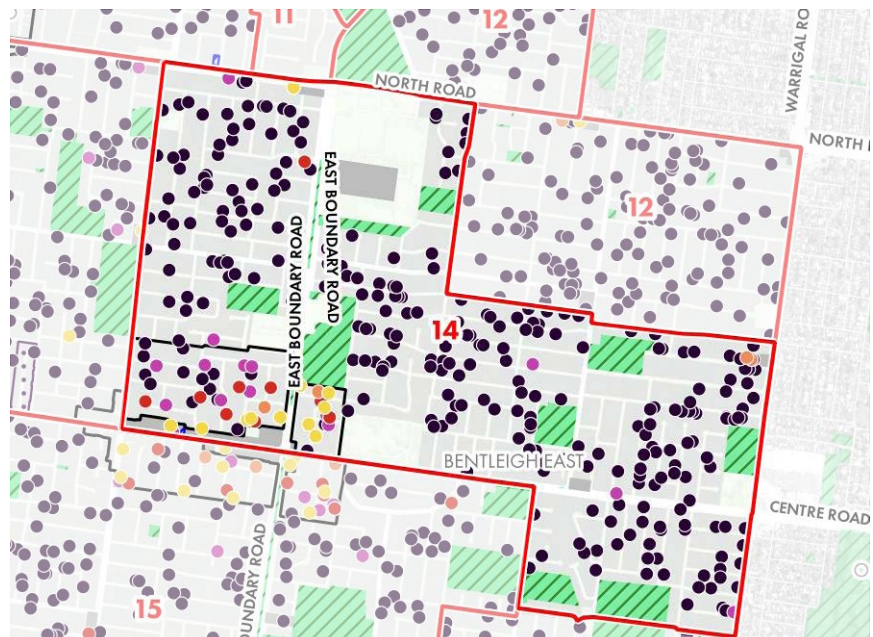


Figure 190. Area 14 Planning Permits & Completed Development since 2014

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.20 AREA 15: BENTLEIGH EAST (AND PART OF BENTLEIGH) SOUTH OF CENTRE ROAD

3.20.1 AREA 15 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 15 straddles the boundary of Bentleigh and Bentleigh East. This area has a garden suburban character with a 1940s-1950s base.

The strong 1940s-1950s base is most evident in the western sections of the character area. There has been some redevelopment for villa units however it largely maintains a detached, single storey character.

Area 15 includes GRZ1 and GRZ2 zoning around the Bentleigh East and Moorabbin Activity Centres. The balance of the residential areas are zoned NRZ1.

A small number of heritage overlays apply to individual sites.

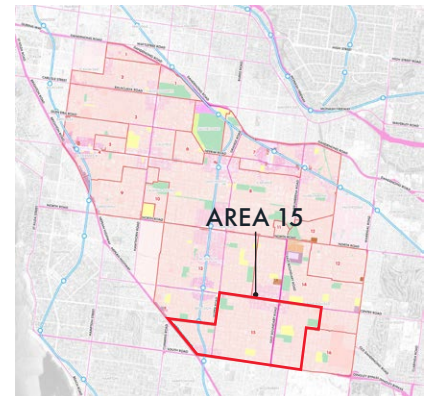


Figure 191. Character Area location Plan

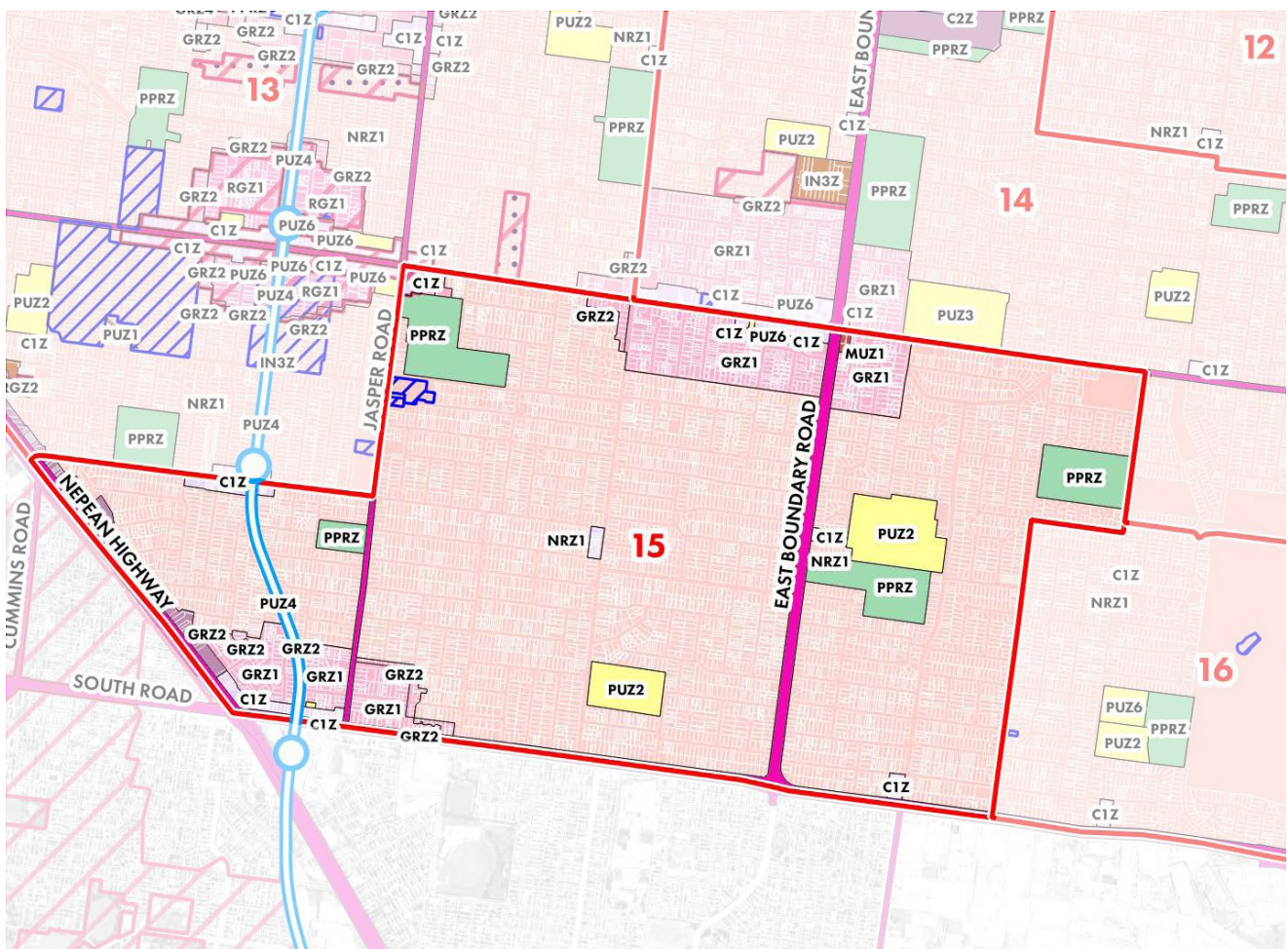


Figure 192. Area 15 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 15. These characteristics have been reviewed and additional key characteristics for Area 15 have been added in the next section.

1940s garden suburban with modern overbuilding

- *This area has a 1940s base with a range of contemporary overbuilding creating a mixed character.*
- *Buildings are generally single storey.*
- *Many original dwellings remain and these are generally cream brick with pitched tiled roofs.*
- *Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.*
- *The grid layout and flat topography is quite distinct in this area due to wide, open streets and lack of heavy vegetation cover.*



Image 134. Photo Description



Image 133. Two-storey contemporary dwellings on Adrian Street



Image 136. Post-war dwelling on Mortimore Street



Image 135. Two-storey contemporary dwellings on Adrian Street



Image 137. Two-storey contemporary dwellings on Wards grove

KEY CHARACTERISTICS

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 15:

Character Element	Description
Architectural Eras	The area has a 1940s to 1950s base to the west of East Boundary Road which transitions to primarily 1950s to 1960s in the eastern part of area 15. More recent development in the form of double storey detached dwellings and side by side townhouses are scattered throughout.
Building Heights	Buildings are generally single storey with more recent development being two storeys.
Building Forms	The 1940s to 1960s dwellings have modest building forms being generally single storey, double fronted and with recessive hipped roofs. Recent development has wider, double storey forms.
Roof Forms	Generally pitched with a mix of hipped and gabled forms. Occasional flat roofs.
Building Materials	Building materials are mixed and include timber weather board and cream, orange and brown bricks. Roofs are generally tiled.
Lot Sizes	The underlying subdivision has a lot size base of 550sq.m to 650sq.m, with lot widths between 15 – 18m wide. Smaller lots of less than 400sq.m are scattered throughout. These properties tend to provide for dual occupancy lots including side by side townhouses and detached units.
Site Coverage	Building site coverage is mixed throughout reflecting the mix of lot sizes within Area 15, with the most common range between 37.5% and 55%.
Front Setbacks	Front setbacks are generally from 6.5m to 9m or greater, allowing for spacious gardens.
Side Setbacks	Dwellings generally have a 3m side setback on one side and a 1m setback to the other boundary. Newer development tends to have smaller setbacks and garages built to one or both side boundaries.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Newer development includes garages which are integrated into the dwelling design.
Gardens	Front gardens are generally large due to the front setbacks and contain shrubs, garden beds, lawn and occasional trees. There is limited presence of trees in rear gardens across the area.
Front Fencing	Front fences vary in height and material. Often older homes have a low brick or picket front fences.
Streetscapes	Street trees are generally small to medium in size and regularly planted. Street tree cover is mixed throughout with some areas up to 25% and other areas less than 5%.

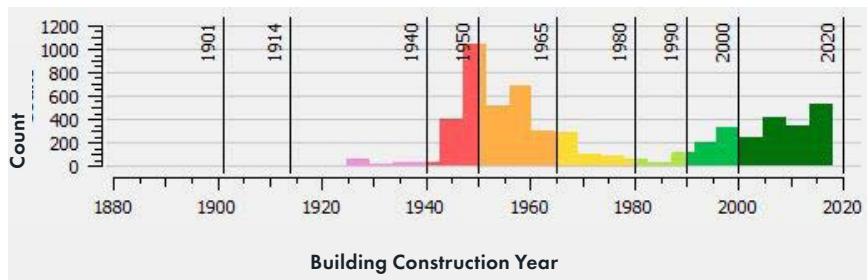


Figure 193. Graph showing the distribution of building construction year across Area 15.

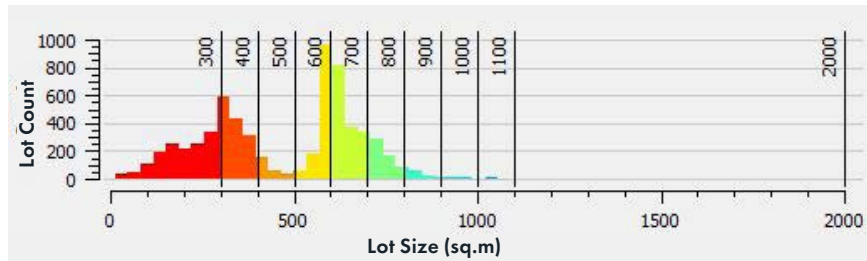


Figure 194. Graph showing the distribution of lot sizes across Area 15.

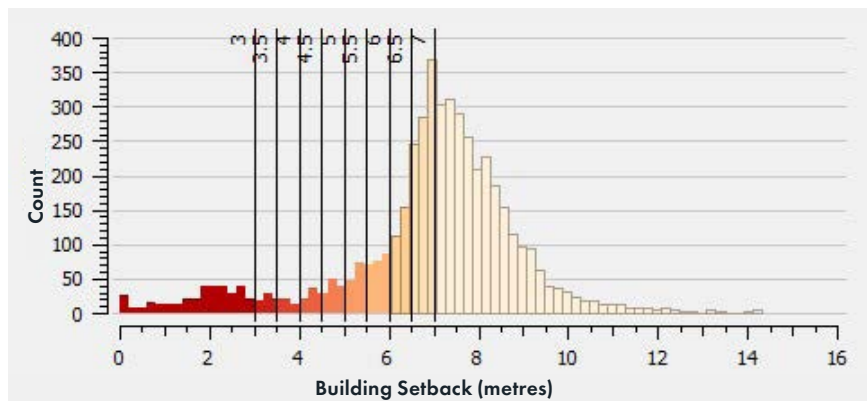


Figure 195. Graph showing the distribution of street setbacks across Area 15.

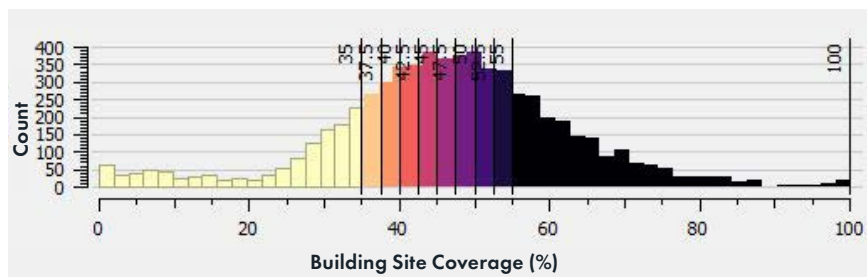


Figure 196. Graph showing the distribution of building site coverage across Area 15.

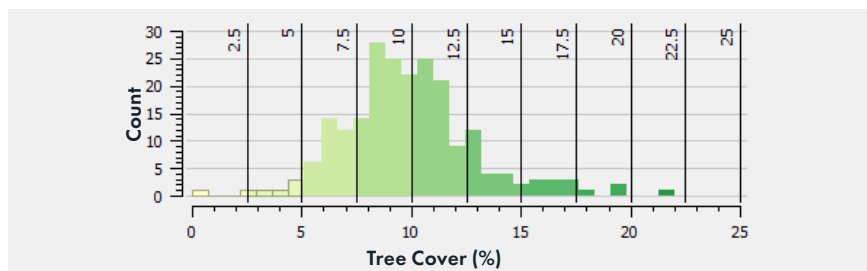


Figure 197. Graph showing the distribution of tree cover across residential street blocks in Area 15.

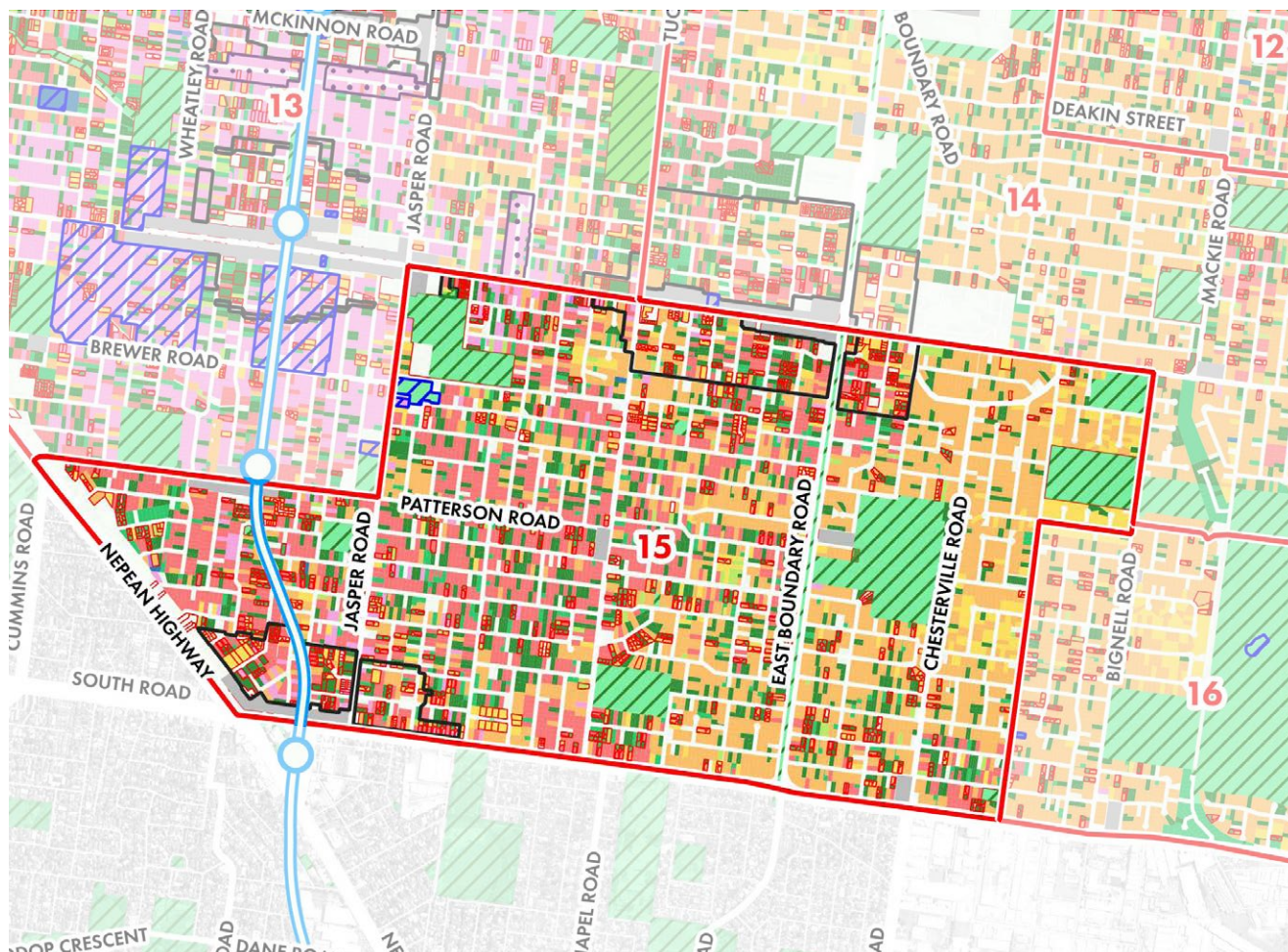


Figure 198. Area 15 - Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

CHANGES SINCE THE 2014 CHARACTER REVIEW

- There has been significant development activity within Area 15. Majority of which are single or side-by-side townhouses.
- Permits approved between 2016 - 2021 are typically for 2 dwellings within the NRZ. These tend to provide for dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments).

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The boundary for Area 15 as identified through the 2014 Character Review is considered appropriate. The key characteristics for Area 15 identified through the Review are considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

However the description of Area 15 as 1940s garden suburban area is not considered accurate, as the area has a strong 1940s-1950s base.

Therefore, in order to reflect the range of building era, and to emphasise the general garden suburban pattern, and to better reflect the contemporary overbuilding found within the neighbourhoods, the character type of this area is recommended to be renamed as **Garden Suburban - Late 1940s-1950s Base with modern and contemporary overbuilding.**

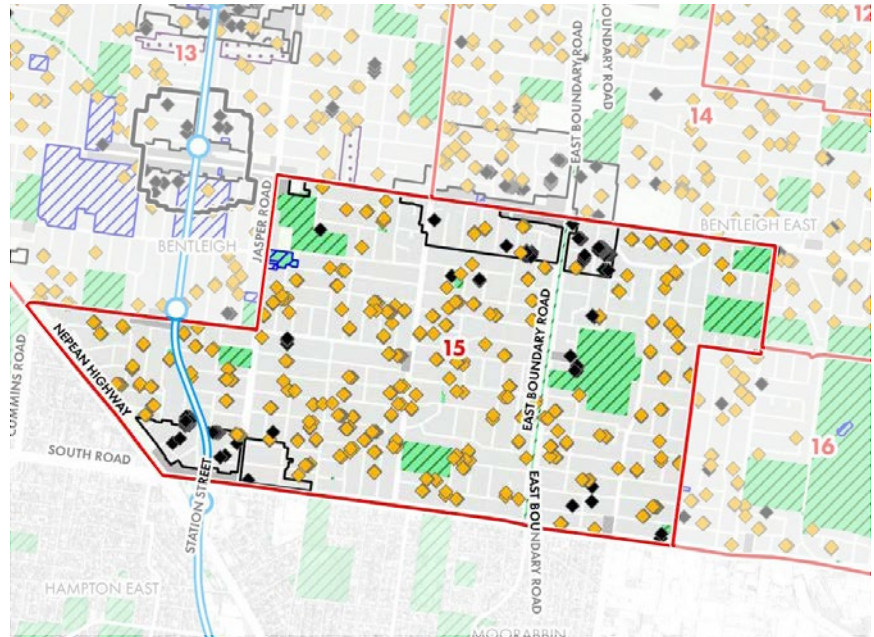


Figure 199. Area 15 - Planning Permits & Completed Development since 2014

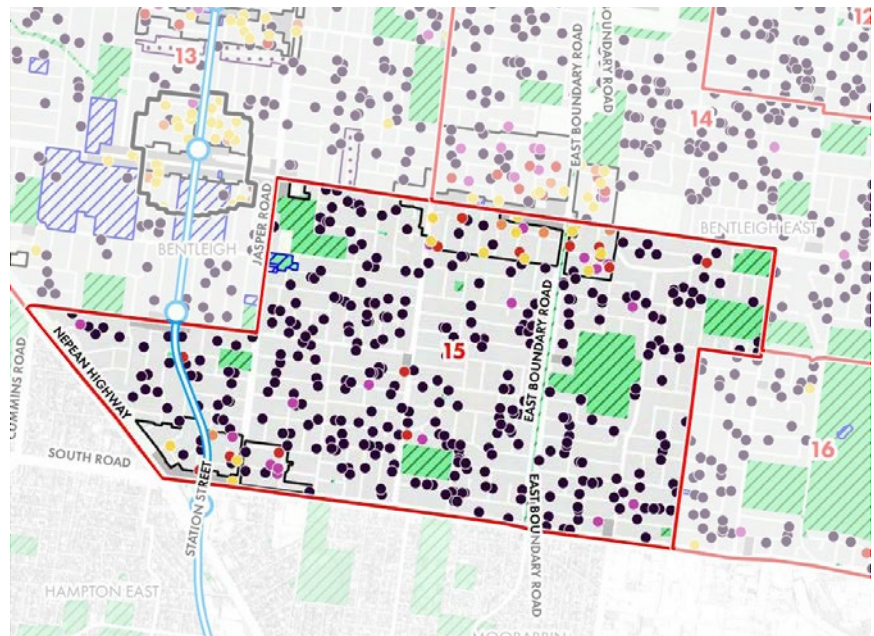


Figure 200. Area 15 - Planning Permits & Completed Development since 2014



Image 138. Recent development on Amiriya Street

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.20.2 AREA 15 - INVESTIGATION AREAS

INVESTIGATION AREA A15-1

Assessment

This investigation area includes properties within 400m south of the Patterson Railway Station and north of existing GRZ1 land surrounding the Moorabbin railway station.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

This assessment also investigate properties along Patterson Road adjacent to activity centre for townhouse and apartment development of up to three storeys.

Dwelling eras are mixed with is a base of 1940s and 1950s dwellings. There has been gradual overbuilding from the 1960s onwards with an increase in redevelopment in recent times.

There is some presence of strata development in the form of villa units and townhouses. Recent development is typically in the form dual occupancy (side by side) which have bulkier building forms than original dwellings.

Front setbacks are generally consistent across the area ranging from 6-8m. This allows for generous front gardens which have limited presence of trees. Similarly, there is a limited presence of trees within rear gardens.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 15.

Recommendation

Because of the strategic location , large lot sizes, and the limited presence of trees in front gardens, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact on character as the dwelling eras and forms are already mixed. The development forms supported through villa units and townhouses would provide for a two storey building scale which is compatible with the original dwellings and maintain front setbacks which would ensure there are opportunities for trees within front gardens.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.

The proposal for three storey apartment and townhouse development along Patterson Road is also appropriate. This frontage is strategically important leading into the Patterson activity centre and railway station. More intensive built form outcomes provided by three storey apartment and townhouse development would provide for an appropriate transition to the higher site coverage built form in the Commercial 1 Zone.



Image 139. Two-storey contemporary dwelling on Lockwood Street



Image 140. Two-storey contemporary development on Howell Street



Image 141. Two-storey contemporary dwellings on Coates Street

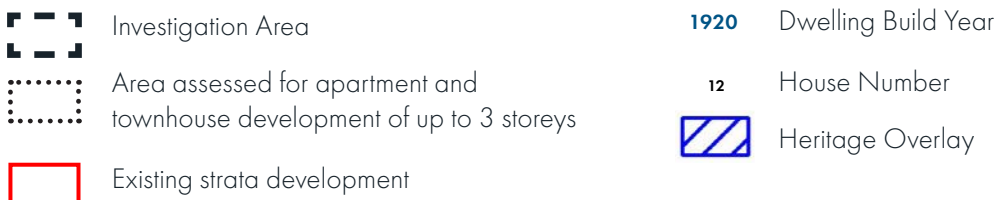
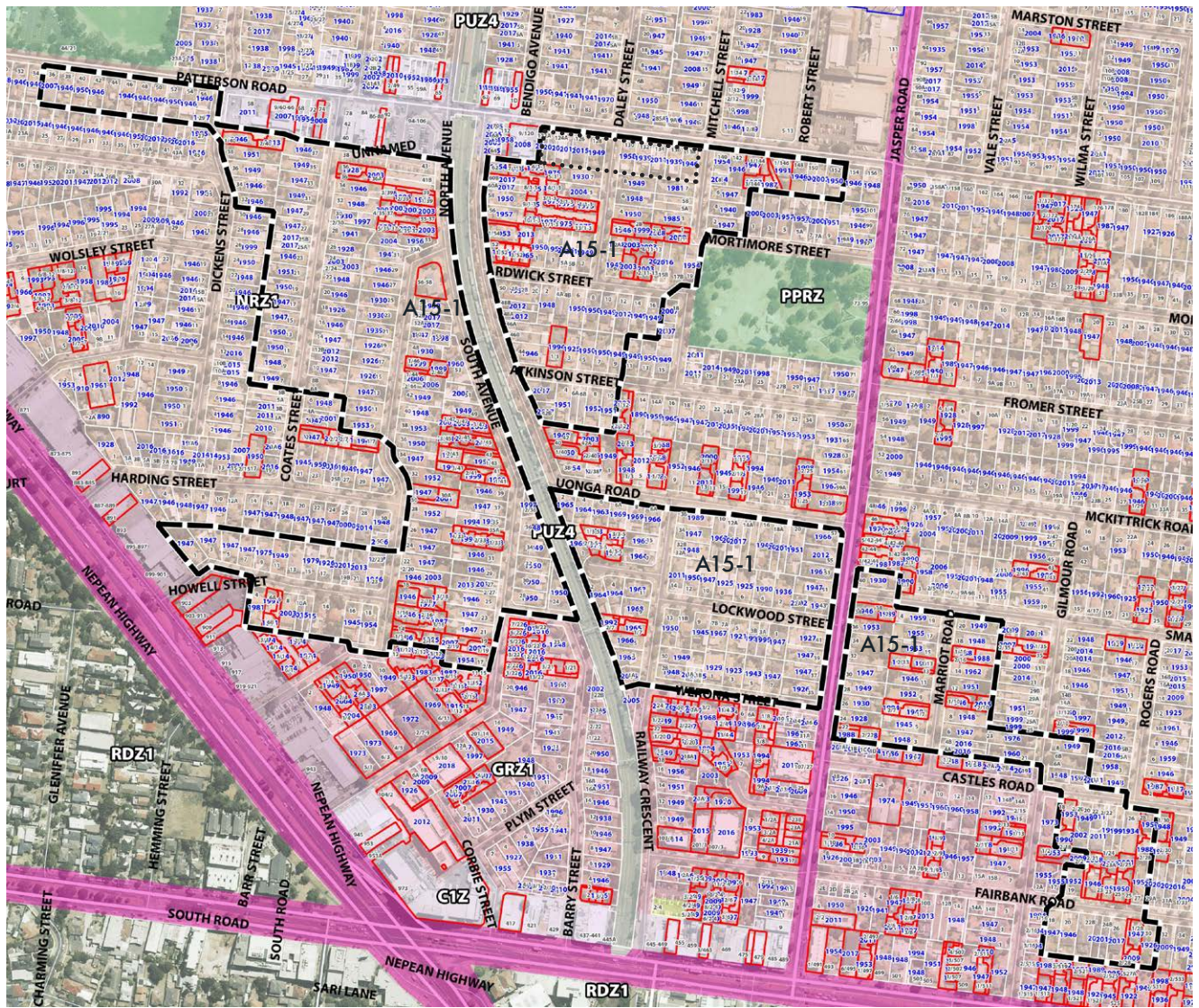


Figure 201. Area 15 - Investigation Area A15-1

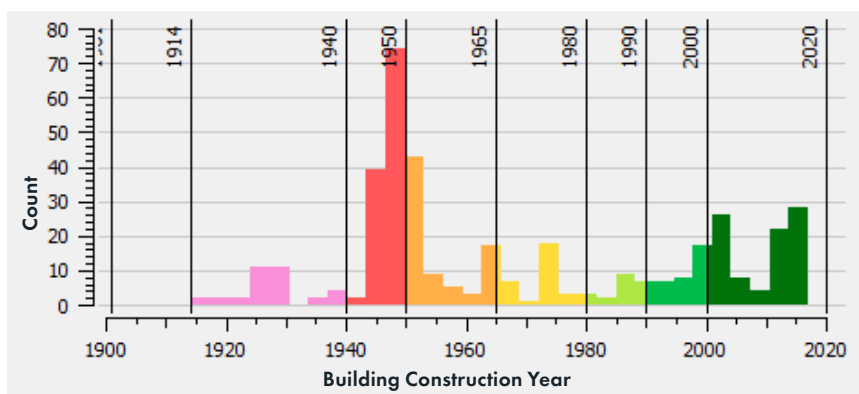


Figure 202. Graph showing the distribution of building construction year across Area 15 - Investigation Area 1

INVESTIGATION AREA A15-2

Assessment

This investigation area includes properties east of the Bentleigh Activity Centre and east of the Bentleigh Reserve which is a significant recreational destination.

The character of this area is being assessed to understand whether it would be appropriate to allow for additional unit and townhouse development than the current controls allow, though still only up to two storeys.

Dwelling eras are mixed. There is a base of 1940s and 1950s dwellings and some earlier Californian bungalows and gradual overbuilding from the 1960s onwards with an increase in redevelopment in recent times. Recent development is in a variety of forms including detached dwellings and dual occupancy development. These buildings have bulkier building forms than original dwellings.

Front setbacks are generally consistent across the area ranging from 6-8m. This allows for generous front gardens which have limited presence of trees. Similarly, there is a limited presence of trees within rear gardens.

Other characteristics of the Investigation Area are consistent with the balance of Neighbourhood Character Area 15.

Recommendation

Because of the strategic location, mixed architectural eras, and the limited presence of trees, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact on character as the dwelling eras and forms are already mixed. The development forms supported through villa units and townhouses would provide for a two storey building scale which is compatible with the original dwellings and maintain front setbacks which would ensure there are opportunities for trees within front gardens.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 144. Two-storey townhouses with underground car park on Bolinda Street



Image 143. Two-storey side by side townhouses on Scotts Street



Image 142. Two-storey side by side townhouses on Scotts Street

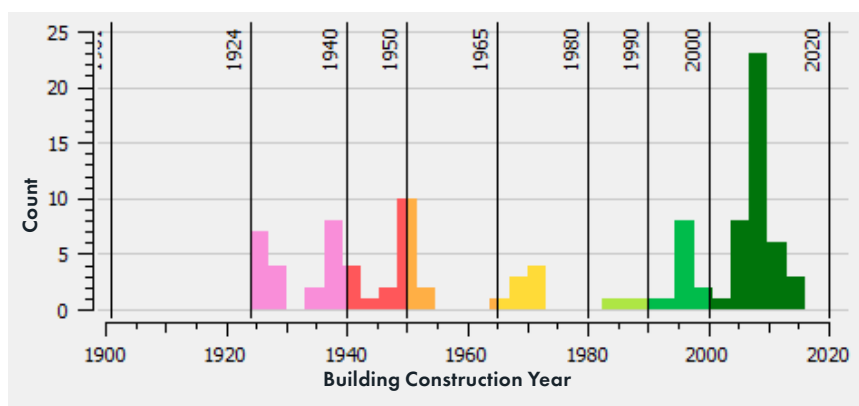


Image 145. Graph showing the distribution of building construction year across Area 15 - Investigation Area 2

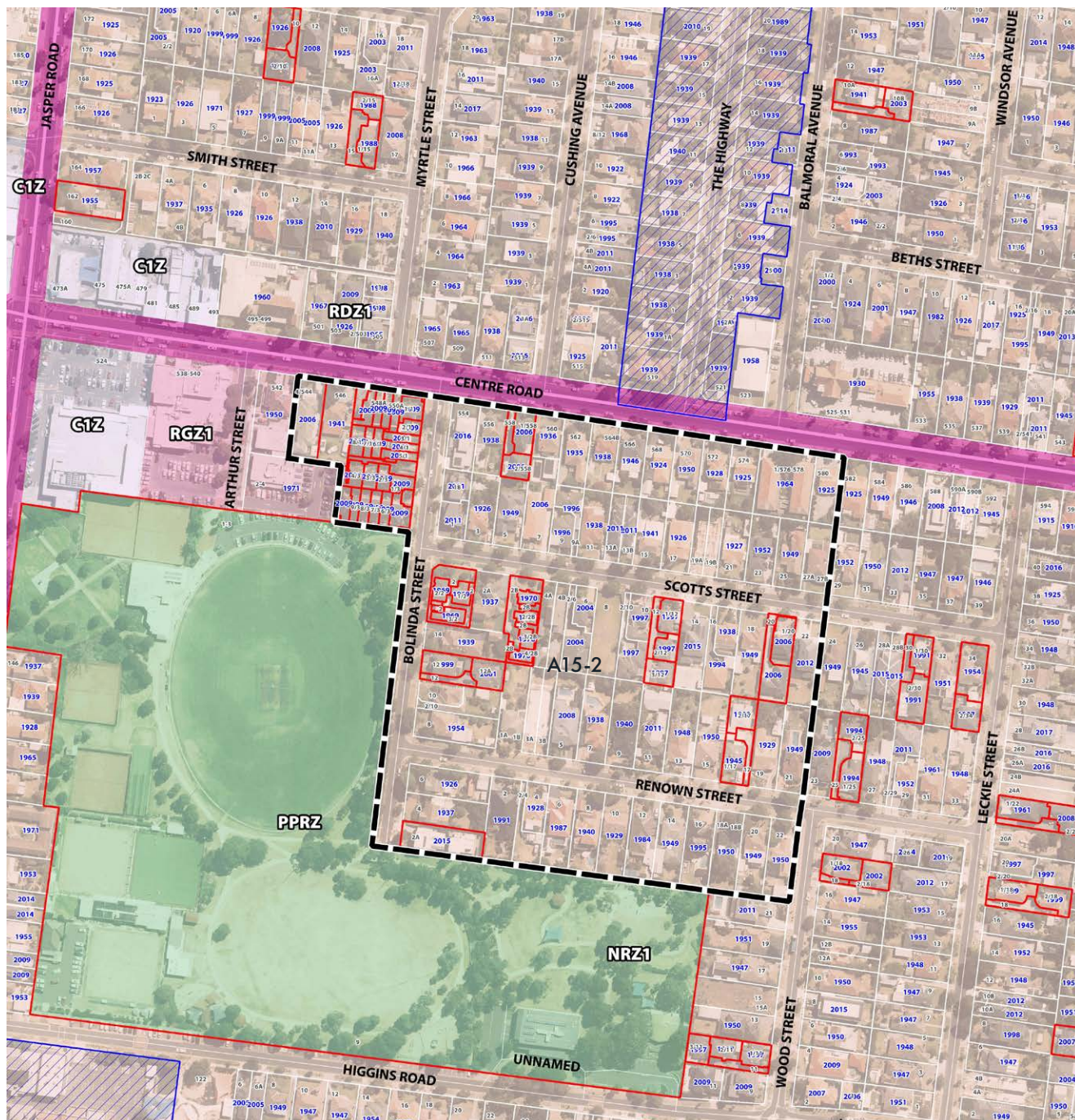


Figure 203. Area 15 - Investigation Area A15-2

3.21 AREA 16: BENTLEIGH EAST, NEAR THE CORNER OF SOUTH ROAD AND WARRIGAL HWY

3.21.1 AREA 16 - NEIGHBOURHOOD CHARACTER ASSESSMENT

OVERVIEW

Area 16 is located in the south east corner of Bentleigh East. This area has a garden suburban character with a 1950s base.

It has a consistent detached, single storey post-war character. Streets have an open feel which is due to the low scale buildings, generous setbacks and general lack of

vegetation both within streets and private gardens.

Residential properties within Area 16 are zoned NRZ1. There are two heritage overlays applying to individual sites.

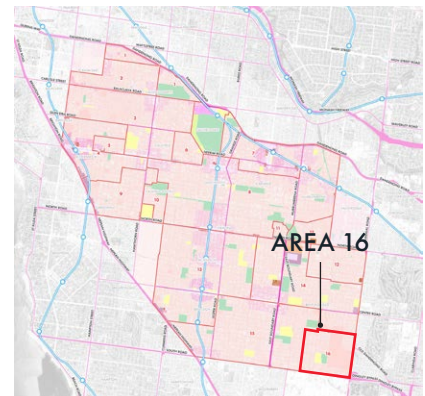


Figure 204. Character Area location Plan

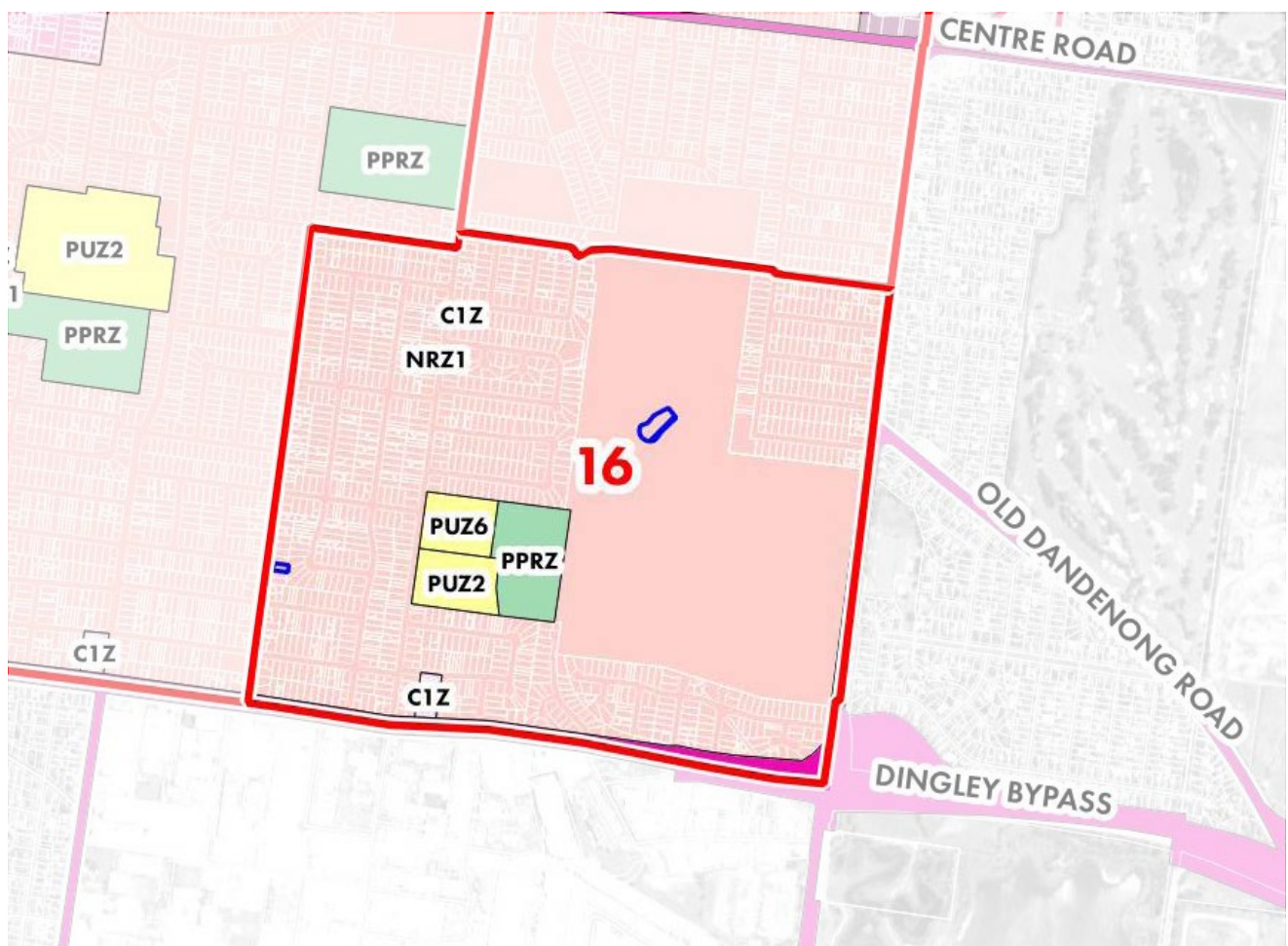


Figure 205. Area 16 - Planning Zones and Overlays

2014 NEIGHBOURHOOD CHARACTER REVIEW

The 2014 Neighbourhood Character Review identifies the following key characteristics for Area 16. These characteristics have been reviewed and additional key characteristics for Area 16 have been added in the next section.

1970s garden suburban with modern overbuilding

- *This area has a 1970s base with most buildings of this era remaining.*
- *Buildings are single and double storey and constructed of pink or brown brick with pitched tiled roofs.*
- *Gardens are generally well vegetated.*



Image 150. Two-storey contemporary dwellings on Normdale Road

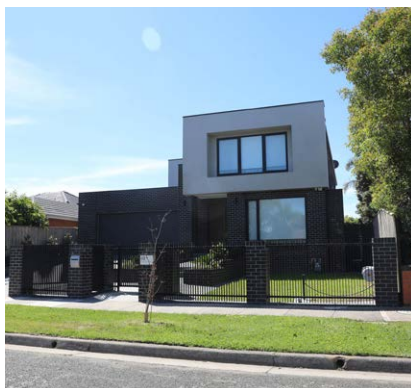


Image 152. Two-storey contemporary dwellings on Pasadena Crescent



Image 151. Single-storey post-war dwellings on Bignell Road

ASSESSMENT OF ADDITIONAL KEY CHARACTER

In addition to the characteristics outlined in the 2014 review, the following key characteristics have been identified for Area 16:

Character Element	Description
Architectural Eras	Building eras are predominately late 1950s through until late 1960s. More recent development scattered throughout.
Building Heights	Buildings are generally single storey with more recent development being two storeys.
Building Forms	The 1950s to 1960s dwellings have modest building forms being generally single storey, double fronted and with recessive hipped roofs. Recent development has wider, double storey forms.
Roof Forms	Generally pitched with a mix of hipped and gabled forms. Occasional flat roofs.
Building Materials	Generally constructed of cream, orange and brown bricks with tiled roofs.
Lot Sizes	Lot sizes are typically between 550 – 650sqm and lot widths generally range between 15 – 18m wide, with 600 – 700sqm lots generally located between Bignell Road and Brady Road. Smaller lots of less than 400sq.m are scattered throughout.
Site Coverage	Building site coverage is generally between 35% and 55% .
Front Setbacks	Front setbacks are generally generous, typically between 6.5m to 8.5m, with some setbacks reduced towards South Road.
Side Setbacks	Dwellings generally have a 3m side setback on one side and 1m setback to the other boundary. Newer development tends to have smaller setbacks and garages built to one side boundary.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Newer development includes garages which are integrated into the dwelling design.
Gardens	Front gardens are generally large due to the front setbacks and contain shrubs, garden beds, lawn and occasional trees. There is limited presence of trees in rear gardens across the area. Tree cover is generally less than 12.5%, with areas of higher tree coverage to the east of Yarra Yarra Golf Club (up to 15%).
Front Fencing	Front fences are generally low and constructed from brick. There are some medium height front fences with brick pillars and iron.
Streetscapes	Street trees are generally small to medium in size and regularly planted. Street tree coverage is mixed throughout, the most common range is between 7.5% and 12.5, with some areas up to 25% and other areas less than 5%.

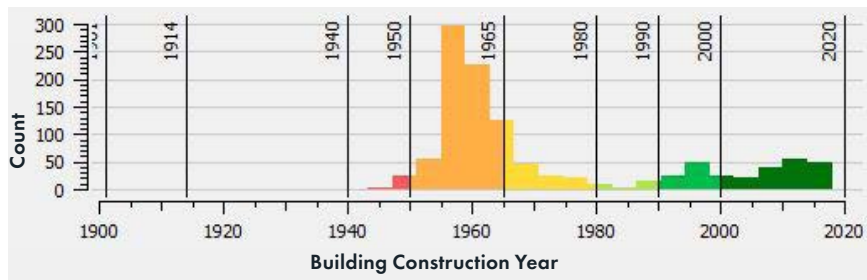


Figure 206. Graph showing the distribution of building construction year across Area 16.

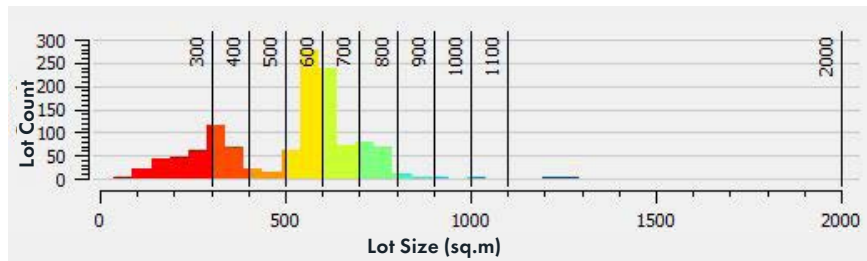


Figure 207. Graph showing the distribution of lot sizes across Area 16.

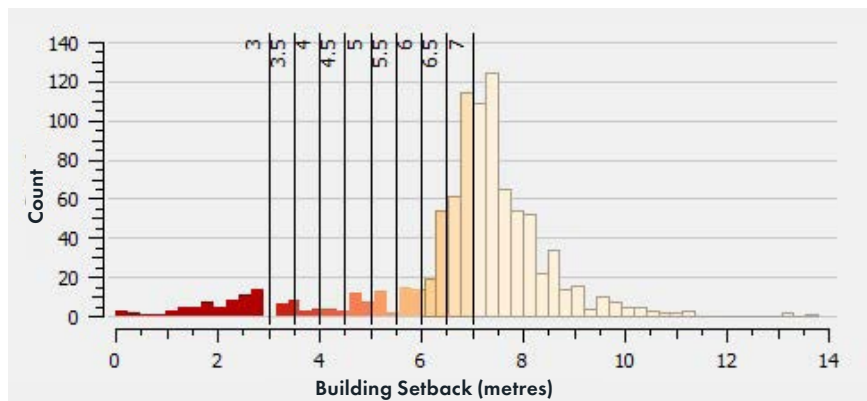


Figure 208. Graph showing the distribution of street setbacks across Area 16.

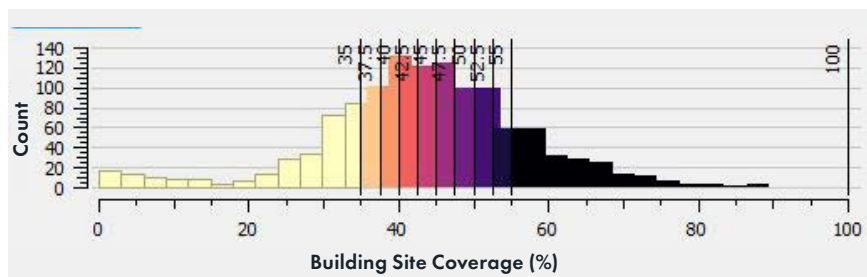


Figure 209. Graph showing the distribution of building site coverage across Area 16.

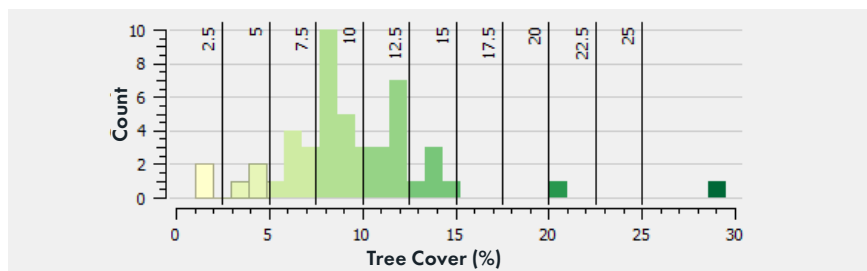


Figure 210. Graph showing the distribution of tree cover across residential street blocks in Area 16.

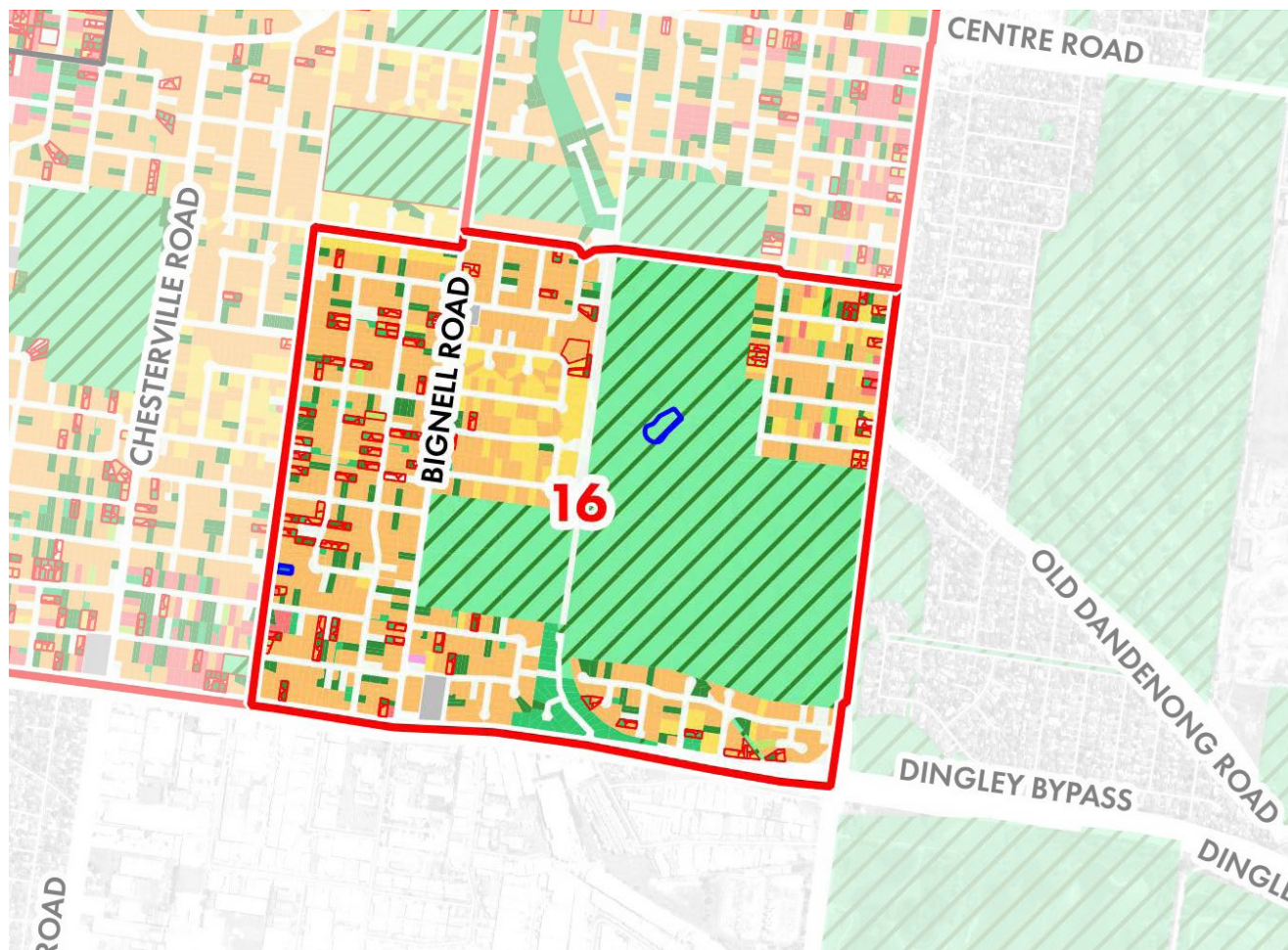


Figure 211. Area 16 - Build Year and Architectural Eras Map

Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- General Residential Zones
- Strata Titles

HAS THIS PRECINCT CHANGED SINCE THE 2014 STUDY?

- There has been substantial development activity within Area 16.
- Permits approved between 2016 - 2021 are typically for 2 dwellings within the NRZ. These tend to provide for dual occupancy lots including attached (side by side townhouses) and detached (multi-unit developments).

RECOMMENDED CHANGES TO THE 2014 CHARACTER REVIEW

The key characteristics for Area 16 as identified through the 2014 Character Review are generally considered appropriate however they should be supplemented by the table of key characteristics in this assessment.

The 2014 Study differentiates Precinct 16 from its surrounds because of the 1970s base, however dwellings from this era only have a limited presence in Gladesville Drive and Pasadena Crescent. The majority of the precinct includes predominantly single storey 1950s-1960s post-war brick dwellings with consistent front and side setbacks. This predominant dwelling style and setting is consistent with Precinct 14.

On this basis, the combination of precinct 14 and 16 is recommended as they similar characteristics and will seek a similar preferred character.

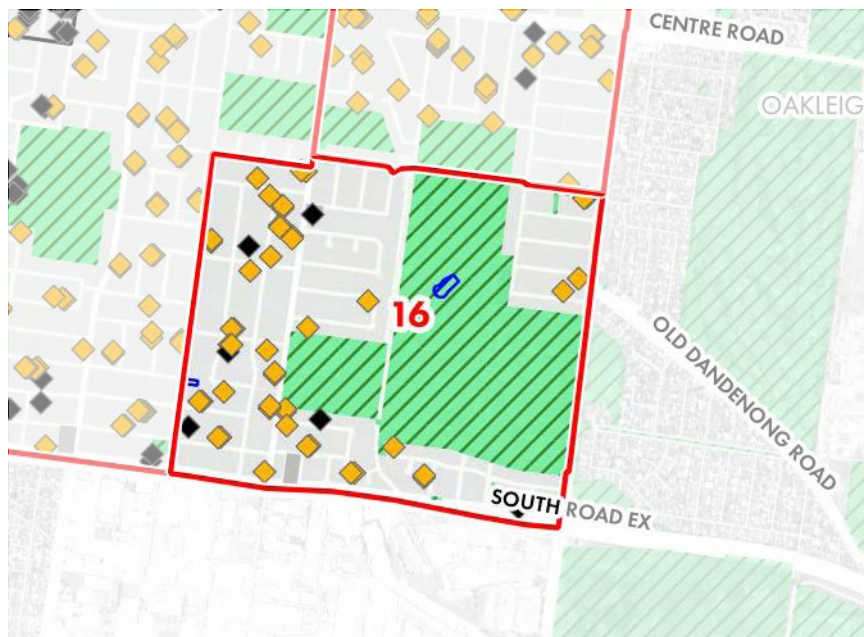


Figure 212. Area 16 - Planning Permits & Completed Development since 2014

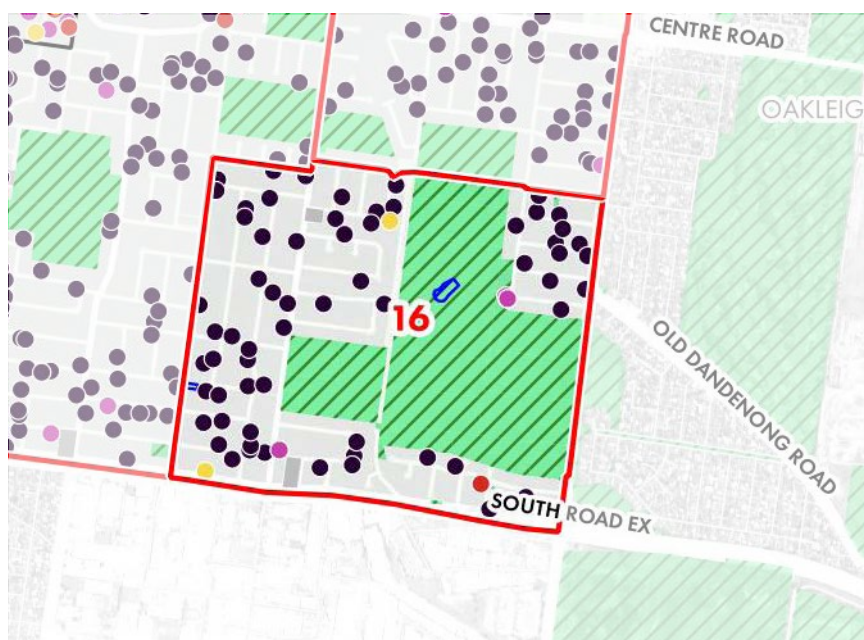


Figure 213. Area 16 - Planning Permits & Completed Development since 2014



Image 153. Recent development on Normdale Road

Completed development since 2014

- ◆ Single / Side by Side townhouses constructed since 2014
- ◆ Strata development constructed since 2014

Approved Planning Permits (2016-2021)

No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater

3.22 SUMMARY OF RECOMMENDED CHARACTER TYPES AND AREAS

This Assessment has made the following recommended changes to the 2014 Character Review.

Neighbourhood Character Area Boundary change:

- Area 1 and Area 2 amalgamated into one area
- Area 9 and Area 10 amalgamated into one area
- Area 14 and Area 16 amalgamated into one area

Character Type changes:

- Garden Suburban or Inner Urban Base types are prioritised in order to better integrate with Preferred Character Statements in Volume 2
- 'Contemporary overbuilding' added to most Character Types
- Area 13 revised from Late 1930s to 1960s Base to Inter-war Base

These recommendations are summarised in the following table and plan. The revised Neighbourhood Character Areas have been adopted in Volume 2.

Neighbourhood Character Area (2014 Character Review)	Revised Neighbourhood Character Area		Revised Neighbourhood Character Type
1	1		Garden Suburban - Victorian / Edwardian Base with modern and contemporary overbuilding
1+2	2		Garden Suburban - Edwardian/Inter-war Base with modern and contemporary overbuilding
3	3		Garden suburban - Inter-war Base with modern and contemporary overbuilding
4	4		Garden Suburban - Victorian / Edwardian Base with modern and contemporary overbuilding
5	5		Inner Urban - Victorian / Edwardian base with modern and contemporary overbuilding
6	6		Garden Suburban - Inter-war Base with modern and contemporary overbuilding
7	7		Garden Suburban - Edwardian/Inter-war Base with modern and contemporary overbuilding
8	8		Garden Suburban - Inter-war Base with modern and contemporary overbuilding
9+10	9		Garden Suburban - Edwardian/Inter-war Base with modern and contemporary overbuilding
11	10		Garden Suburban - 1970s-1990s Base
12	11		Garden Suburban - Late 1930s-1960s Base with modern and contemporary overbuilding
13	12		Garden Suburban - Inter-war Base with modern and contemporary overbuilding
14+16	13		Garden Suburban - Late 1930s-1960s Base with modern and contemporary overbuilding
15	14		Garden Suburban - Late 1930s-1960s Base with modern and contemporary overbuilding

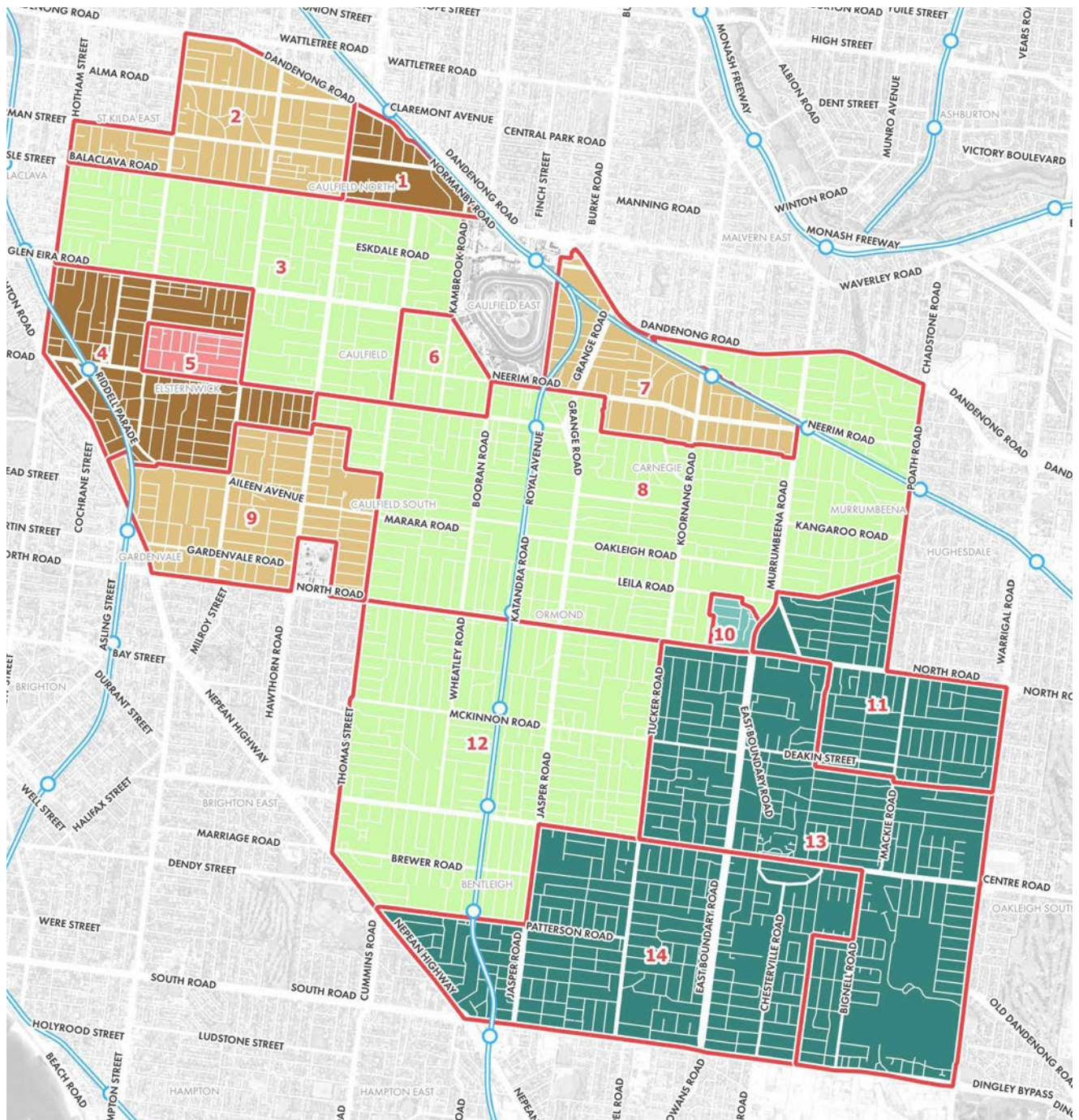


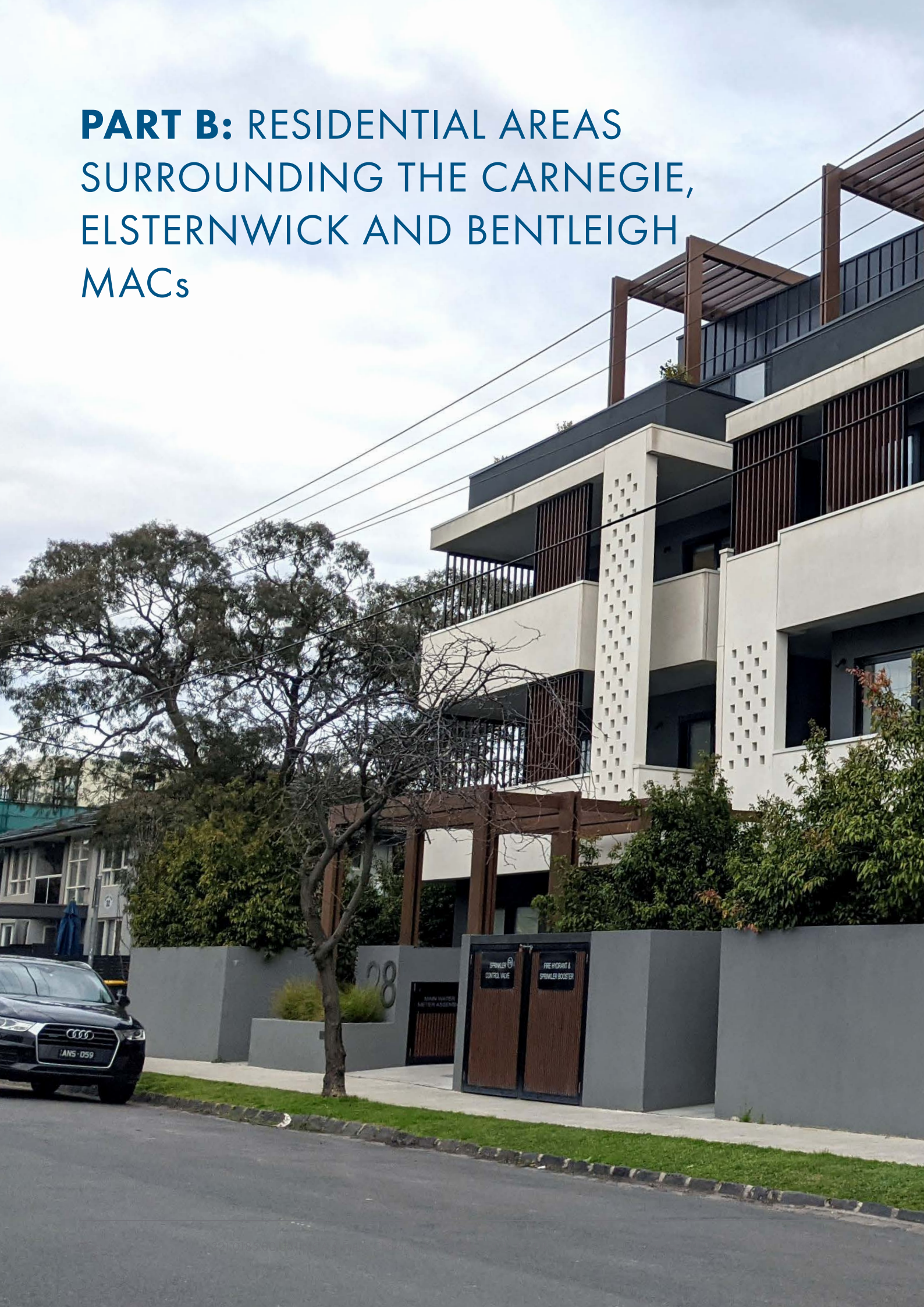
Figure 214. Recommended Revised Character Assessment Boundaries and Type Names

Future Neighbourhood Character Area

REVISED NEIGHBOURHOOD CHARACTER TYPE

- Garden Suburban** - Victorian / Edwardian Base with modern and contemporary overbuilding
- Inner Urban** - Victorian / Edwardian base with modern and contemporary overbuilding
- Garden Suburban** - Edwardian/Inter-war Base with modern and contemporary overbuilding
- Garden suburban** - Inter-war Base with modern and contemporary overbuilding
- Garden Suburban** - 1970s-1990s Base
- Garden Suburban** - Late 1930s-1960s Base with modern and contemporary overbuilding

PART B: RESIDENTIAL AREAS SURROUNDING THE CARNEGIE, ELSTERNWICK AND BENTLEIGH MACs





1 OVERVIEW

This built form character assessment has been prepared to assist to inform the preparation of a new Housing Strategy for Glen Eira City Council. The Housing Strategy will provide clarity on the types of housing that will need to be provided and where it should be located across the municipality over the next 15 years.

This built form character assessment assesses the character of the transitional areas surrounding the major activity centres of Carnegie, Elsternwick and Bentleigh.

It considers the impact of the change that has occurred under the current zoning and assesses locations within each centre that may be suitable for further housing intensification.

The assessment has been undertaken in accordance with Planning Practice Note 43 - Understanding Neighbourhood Character and considers the requirements of Planning Practice Note 91 - Using the Residential Zones.

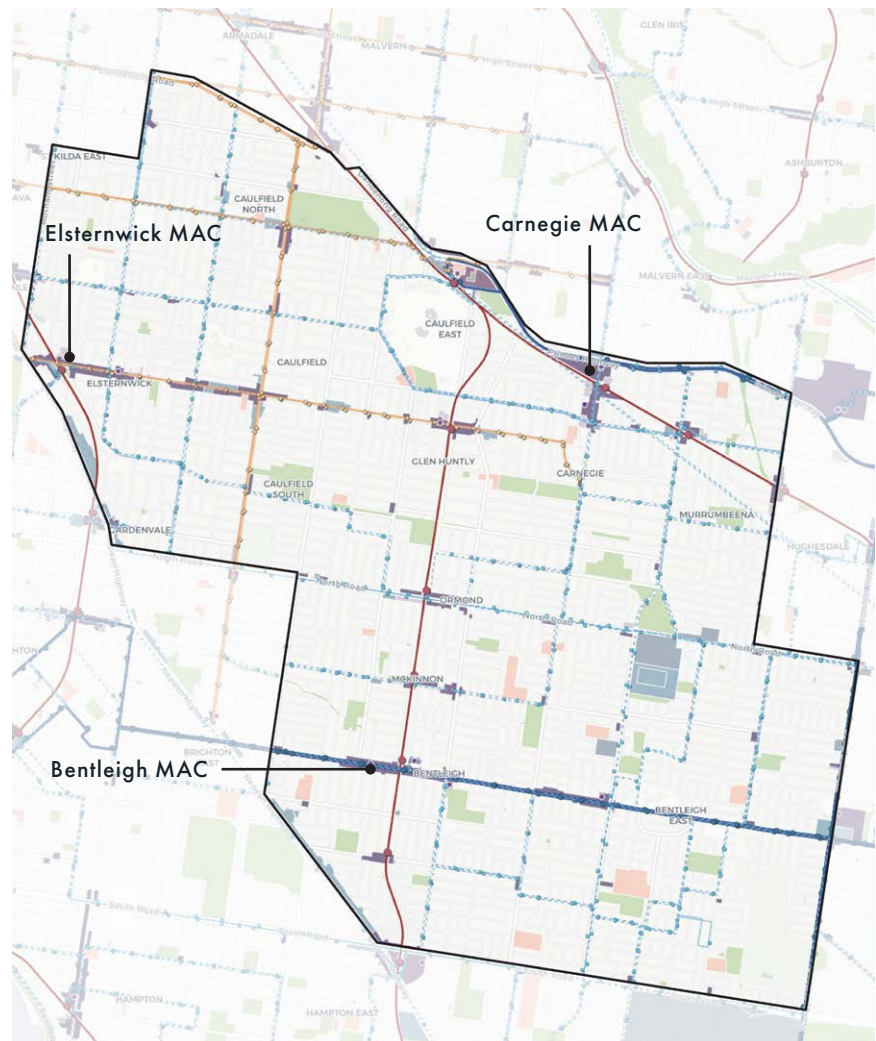


Figure 215. Map of Major Activity Centres Across Glen Eira



2 RESIDENTIAL AREAS SURROUNDING THE CARNEGIE MAC

2.1 CENTRE OVERVIEW

The Carnegie Major Activity Centre (MAC) has been identified as a location for additional housing growth through the Glen Eira City Plan and the Carnegie MAC Structure Plan. It is well positioned with a central train station, multiple bus routes and a significant retail offering. The Glen Eira City Plan provides the following shared vision statement for Carnegie:

'a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity'. It also states that will be a destination for night-life, shopping and employment, supporting a range of businesses and interconnected spaces that meet the needs of the local community.'

A built form analysis or character assessments did not form part of the background work for City Plan. The Housing Strategy and associated background work including this study are intended to help clarify the suitable extents of the change areas

The MAC has a mix of planning controls that apply to residential land, including three residential zones, an interim Design and Development Overlay, Heritage Overlays and a Neighbourhood Character Overlay.

CARNEGIE MAC RESIDENTIAL PRECINCTS & INVESTIGATION AREAS

For the purpose of this assessment, the residential areas of the MAC have been divided into five precincts (refer to Figure 216). These precincts are delineated by existing Residential Growth and General Residential Zoning and also take into consideration major road and rail infrastructure.

Figure 216 also identifies five additional Investigation Areas. These areas are generally located close to the railway station and the commercial areas of the MAC, or have been identified through the existing Carnegie MAC Structure Plan to provide additional housing.

The precincts and Investigation Areas have been assessed through extensive desktop mapping analysis and a site visit to consider the suitability of the areas for additional housing in relation to location, built form and character.

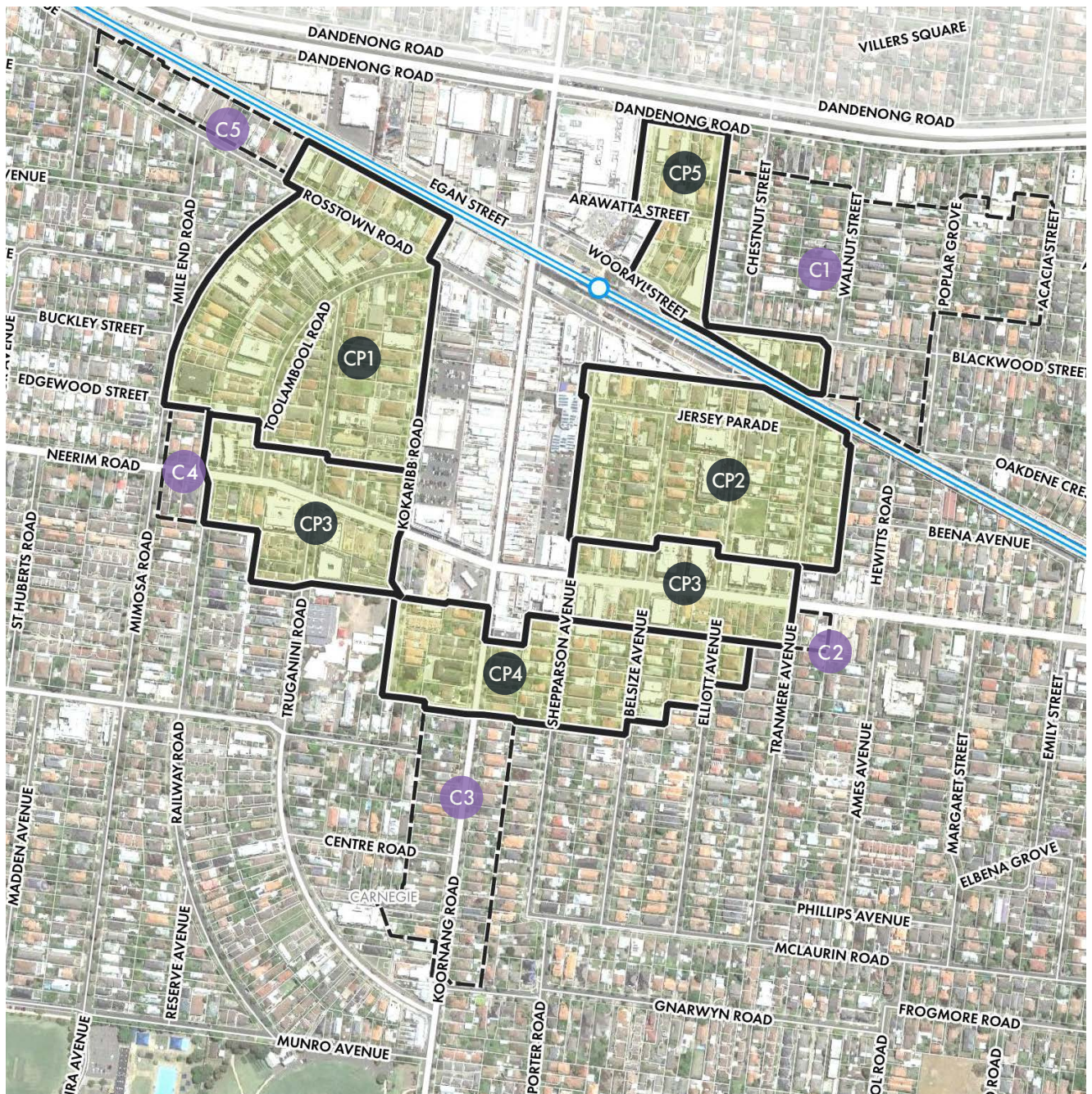


Figure 216. Carnegie precincts and Investigation Areas

- CP Carnegie Precincts
- C1 Carnegie Investigation Areas
- Precinct Boundary
- Investigation Area Boundary
- Train Stations
- Train Lines

2.2 EXISTING PLANNING CONTROLS

2.2.1 PLANNING ZONES

SCHEDULE 1 TO THE NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ1)

NRZ1 applies to a number of properties north of the railway line and to the southern parts of Koornang Road.

NRZ1 allows for residential development of up to two storeys and no more than nine metres as a mandatory limit. The minimum garden area requirement applies to land in NRZ1.

SCHEDULE 2 TO THE GENERAL RESIDENTIAL ZONE (GRZ2)

GRZ2 applies to small areas within the study area either along major roads or to single properties located between RGZ1 and NRZ1 land.

The General Residential Zone encourages development that respects the neighbourhood character of the area and encourages diversity of housing types and housing growth, particularly in locations offering good access to services and transport. The minimum garden area requirement applies to land in GRZ2. The zone allows for residential development of up to three storeys and no more than 11 metres as a mandatory limit unless a schedule to the zone is used to increase the height in metres (still three storeys only).

SCHEDULE 1 TO THE RESIDENTIAL GROWTH ZONE (RGZ1)

RGZ1 applies to residential areas surrounding the commercial strip.

The purpose of the RGZ is to provide housing at increased densities in buildings up to four storeys in locations with good access to services and transport. It is intended as a transitional zone between more intensive development and other residential areas. The zone provides a discretionary 13.5 metre height limit for residential buildings unless a schedule to the zone makes the height control mandatory.

2.2.2 PLANNING OVERLAYS

HERITAGE OVERLAY

The Heritage Overlay applies to one property within the residential zones of the study area. This property is the form Uniting Church at 254 Neerim Road.

The Heritage Overlay identifies sites which should be given particular consideration for their heritage values when a planning application is being assessed for use and/or development.

SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY (NCO2)

NCO2 applies to Chestnut Street in north east section of the Study Area.

This street is recognised for its intact presence of Edwardian dwellings and early California bungalows.

The overlay provides specific modification to Clause 54 and 55 of the planning scheme with regards to street setback, walls on boundaries, design detail and front fencing.

INTERIM DEVELOPMENT CONTROL - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 9 (DDO9)

DDO9 applies to the majority of the study area.

DDO9 is an interim planning control that effectively limits potential building heights in places including those where growth was intended when the new suite of residential zones were introduced.

As these controls are interim (and awaiting this assessment before permanent controls can be introduced), they have not been considered as relevant policy context for the residential areas surrounding the Carnegie MAC.

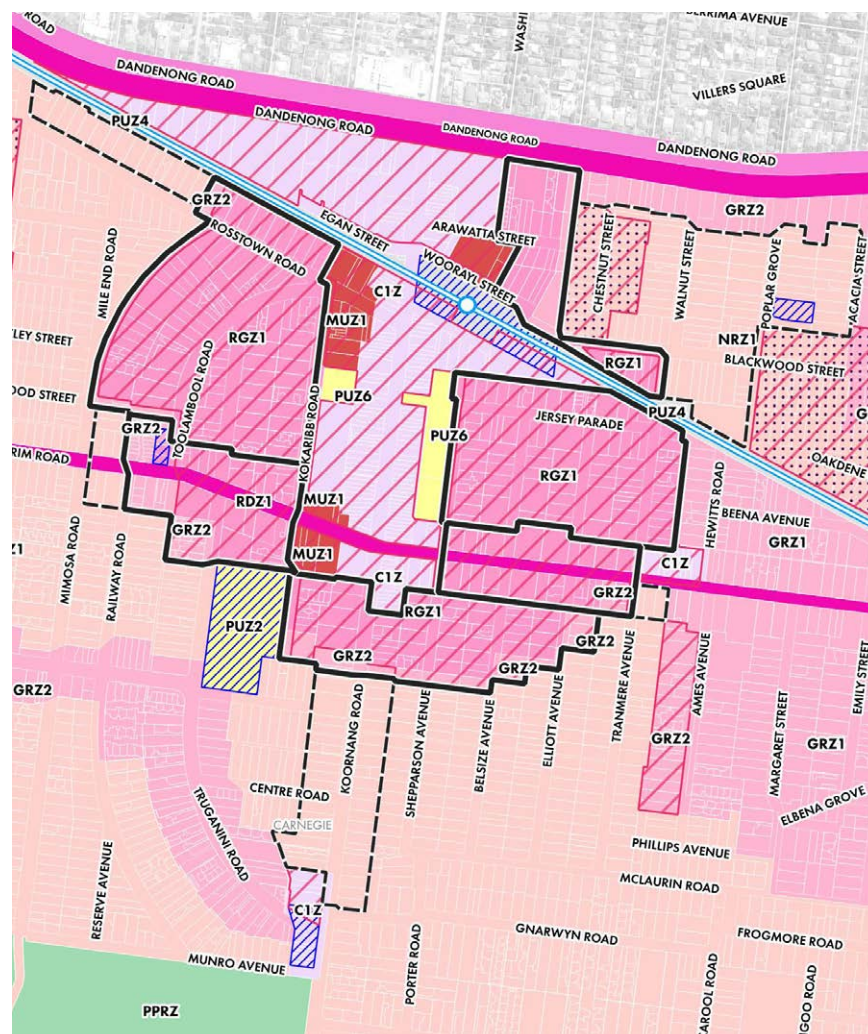


Figure 217. Carnegie Planning Zones and Relevant Overlays

2.3 NEIGHBOURHOOD CHARACTER ASSESSMENT

CARNEGIE MAC RESIDENTIAL AREAS - OVERVIEW

Located on relatively flat topography, the residential areas near the Carnegie MAC have been developed around a north-south grid street network, which is intersected by the railway line.

The centre has developed from the early 1900s with a presence of Victorian dwellings in some streets. The majority of original dwellings however are from the Edwardian, Californian bungalow and inter-war eras.

Over time these dwellings have been replaced by 1960s walk-up apartment buildings and more recently new apartment buildings of 3-4 storeys have been developed in streets such as Neerim Road, Bellsizes Avenue, Elliott Avenue and Jersey Parade.

Key characteristics of the original dwellings include the use of weatherboard, red bricks, chimneys, and pitched roofs. Picket front fences and brick pillar fences are other consistent features. These dwellings are detached with generous front setbacks of 5-7m, and side setbacks of 1m to one boundary and 3-4m to the other boundary.

The recent apartment buildings have a much stronger presence in the streetscape. Building forms are wider generally occupying two or three lots and the four storey building heights are 2-3 storeys above existing dwellings.

Street trees across the residential areas include a mix of evergreen and deciduous species and tree coverage varies across the centre. Notable pockets of dense tree coverage include Chestnut Street, Walnut Street and Poplar Grove.



Image 154. Example of 4 storeys apartments on Neerim Road



Image 155. Example of a Californian bungalow home on Elliot Avenue



Image 156. Example of an Edwardian home on Tranmere Avenue

2.3.1 CARNEGIE PRECINCT 1

This precinct is located within close proximity to Carnegie Railway station with the closest property within 200m of the station and the furthest property within 750m of the station.

The precinct interfaces with the commercial/retail precinct area of the Carnegie MAC along Kokaribb Road, where there is currently a supermarket and at-grade car park along the eastern side of Kokaribb Road. Kokaribb Road is also a key vehicle thoroughfare to access the supermarket and car parking for the centre, as well as loading for the rear of shops along Koornang Road. There is likely to be some change on the eastern side of the road in the future. The current adopted structure plan indicates the curved nature of Mimosa and Toolambool Roads is a distinctive feature of the area and creates a point of difference from the regular grid pattern found elsewhere throughout the MAC. The curved aspect allows for more dwellings to be visible along the street.

Overall, the precinct has a varied character, which is due to the strong presence of post-war strata development, more recent apartment development and remnant Californian bungalow and Edwardian dwellings. These dwellings have a mix of forms, materials and building scale.

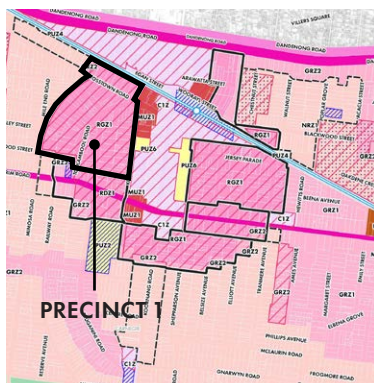


Figure 218. Precinct Location Plan

DEVELOPMENT ACTIVITY

A number of 5 or more dwellings planning permits approved in the past five years on Mimosa Road and Toolambool Road. There were 7 developments constructed in the past 10 years, including two four-storey apartment developments on Mimosa Road.

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	Strong presence of strata development including two storey walk-ups, single storey villa units from the 60s and 70s, and some recent apartments of up to four storeys. There are remnants of original dwellings particularly on Mimosa Road with Californian bungalows and Edwardian dwellings.
Building Heights	Generally single and double-storey with the exception of the two four-storey apartments on Mimosa Road.
Building Forms	Original dwellings have a fine-grain rhythm with narrow building frontages and setbacks to both side boundaries. Double storey post-war apartments are usually located on consolidated lots with wider building frontages and limited facade articulation, however generous side setbacks are provided for vehicle access. Recent apartment development provides a more prominent building form with additional height and minimal side setbacks.
Roof Forms	Original dwellings have pitched roof forms with a mixed of hipped and gable end. Walk-up apartments and recent developments generally have flat roof forms.
Building Materials	Mix of timber and brick for walls. Roofing is a mix of timber, tiles and corrugated iron.
Lot Sizes	Generally larger than other residential streets near the MAC, which is due to the extra depth and lot consolidation. Properties with original dwellings are typically over 700sqm.
Site Coverage	Building site coverage varies. While strata sites generally have site coverage of over 55%, properties with original dwellings tend to be less than 40% with more spacious backyards.
Front Setbacks	Front setbacks vary across the area, typically ranging between 5 and 8m with smaller setbacks of 3m in the eastern sections
Side Setbacks	Original dwellings generally have 3-4m side setback on one side for vehicle access and 1m on the other. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building, while recent apartment developments typically have basement car parking.
Gardens	Tree coverage in properties range from 2.5% to 12.5%. There is limited presence of canopy trees within front gardens particularly on strata sites, which often have car parking within the front setback. There is also limited visibility of trees in rear gardens.
Front Fencing	Mixed materials including timber and brick, mixed heights from low to medium.
Streetscapes	Mimosa Road presents the highest tree coverage in this precinct, while Toolambool Road and Rosstown Road have relatively low coverage

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct, which is the existing zone, is considered appropriate. The precinct has experienced significant redevelopment particularly during the post-war period with a large number of two-storey walk-up apartment buildings. Only 22 of the 153 properties within this precinct are original confirming that the area has undergone significant transition. The loss of the remaining original dwellings will not have a significant impact on the overall character.

The wider (apartment) building forms encouraged through the RGZ would be compatible with the existing walk-up buildings within the precinct.

A key question is whether the four storey building height proposed by the RGZ is appropriate. The existing two storey walk-up apartment buildings are a dominant building form in the precinct, generally with limited facade articulation and usually spanning the full width of sites, and they are unlikely to be redeveloped. A four-storey building height is compatible with this type of building and can transitioned appropriately through upper level setbacks.



Image 157. Single dwelling sitting adjacent to a four-storey apartment building on



Image 158. Four-storey apartment on Mimosa Road



Image 159. Double-storey walk-up apartment on Toolambool Road



Image 160. Double-storey walk-up apartment on Toolambool Road



Image 161. Double-storey dwelling on Toolambool Road



Image 162. Double-storey walk-up apartment on Toolambool Road

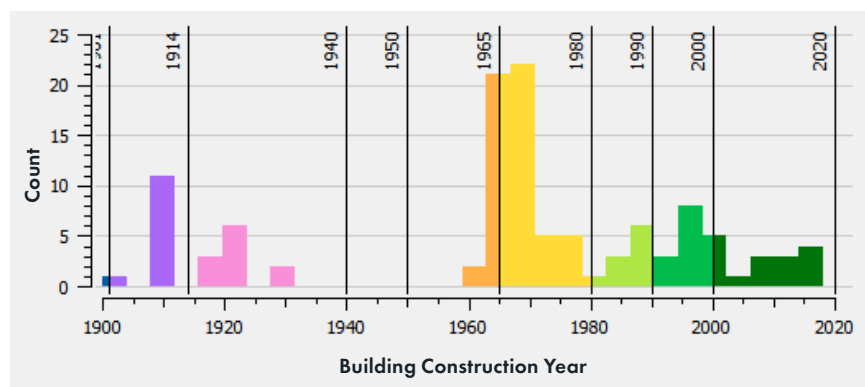
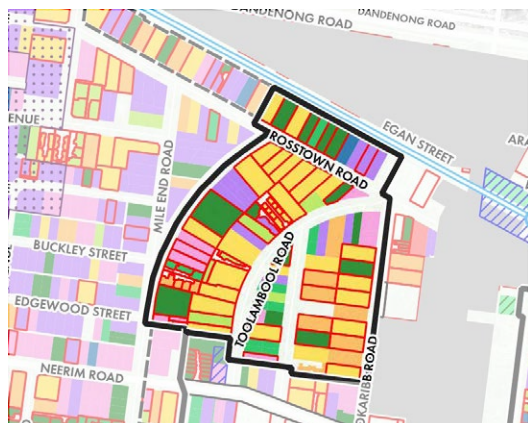


Figure 219. Graph showing the distribution of building construction year across Carnegie Precinct 1

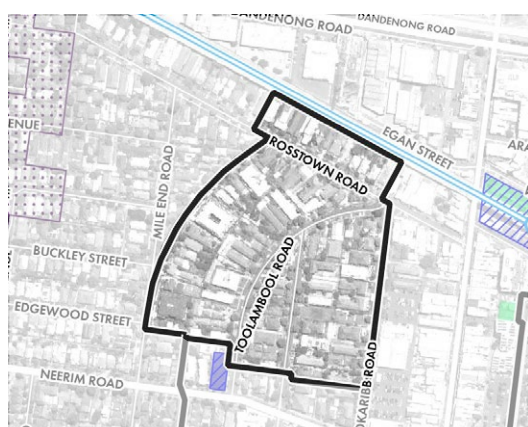
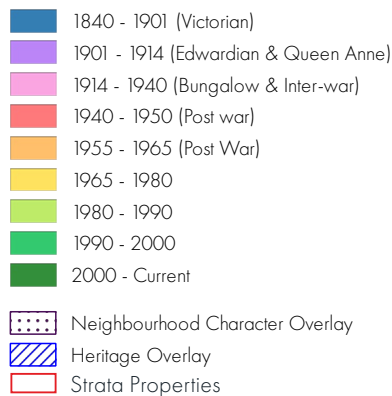
N.B. This graph excludes three recent apartment developments that were constructed following the collection of the build year data in 2020.



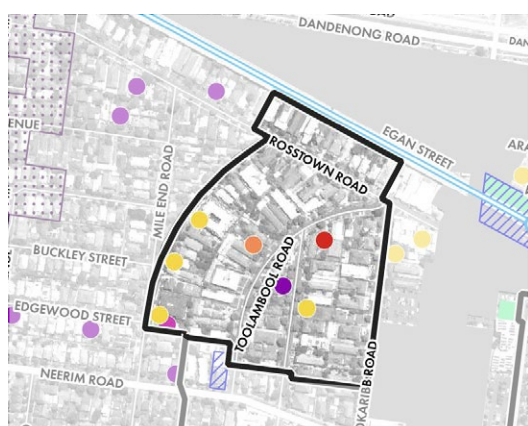
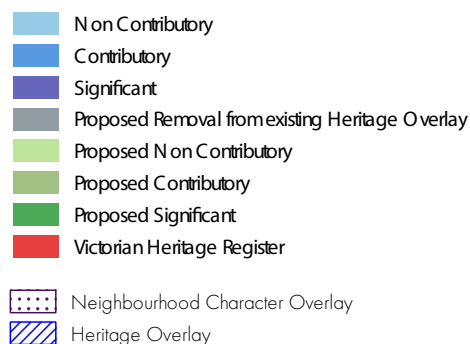
Image 163. Original Edwardian dwelling within the precinct



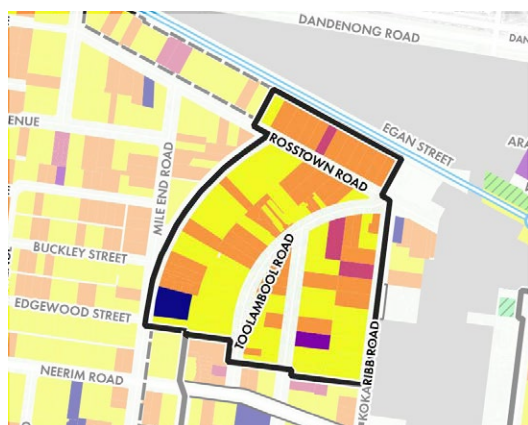
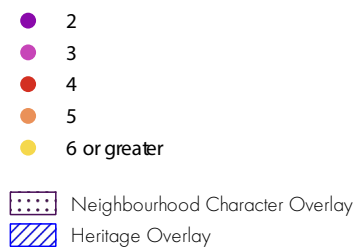
Build Year and Architectural Eras



Existing and Proposed Heritage Classifications - 2019 Heritage Study



Approved Planning Permits (2016-21)- No. of dwellings



Building Heights (metres)

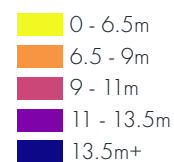
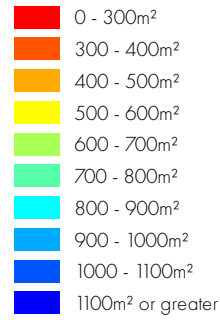


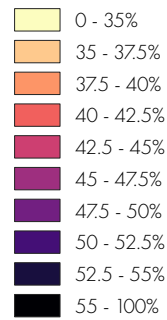
Figure 220. Carnegie Precinct 1 - Character Element Mapping



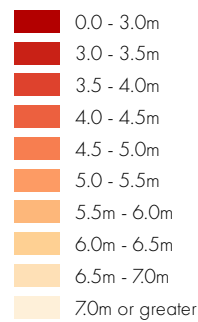
Lot Sizes (m²)



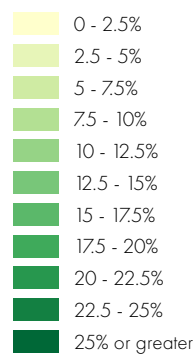
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



2.3.2 CARNEGIE PRECINCT 2

This precinct is well located within close proximity to Carnegie Railway station and the adjoining the Koornang Road commercial strip. The precinct interfaces with the at-grade car park and library site on the western side of Shepparson Avenue. The car park is accessed off Shepparson Avenue. The current adopted structure plan suggests potential for a mixed use development on part of the car park site in the future.

The precinct has transitioning character, which is due to the strong presence of recent apartment developments. These buildings have prominent building forms occupying wide frontages.

Californian bungalows and Edwardian dwellings are interspersed across the precinct along with some examples of post-war walk-up apartment buildings. The mix of dwelling eras, forms and materials results in a varied character across the precinct.

DEVELOPMENT ACTIVITY

Zoned as RGZ with no heritage constraints, the precinct has seen two permits for 4-dwelling development and six permits for development greater than 5 dwellings. 5 developments have been constructed in the past 10 years. This transition of character is expected to continue.

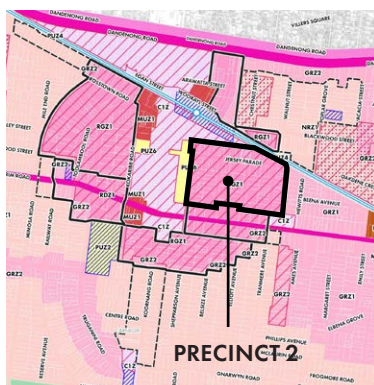


Figure 221. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	Building eras are mixed. Recent apartment buildings are focused in Jersey Parade, Belsize Avenue and Elliott Avenue and are interspersed with original Edwardian dwellings and some Californian bungalows. There is also a presence of post-war walk-up apartment buildings in some streets. Tranmere Avenue is less developed and retains a higher proportion of original Edwardian dwellings with varied detailing. There are two recent apartment developments in the street of 3 and 4 storeys.
Building Heights	Building heights are mixed. Original dwellings are predominantly single storey, post-war buildings are double storey and new apartment buildings are four storeys.
Building Forms	There is a contrast in building forms across the precinct. Original dwellings have a finer-grain rhythm with narrow building frontages and setbacks to both side boundaries. These dwellings sit next to recent apartment development with a more prominent form due to the four storey heights and minimal side setbacks.
Roof Forms	Original dwellings have pitched roof forms with a mixed of hipped and gable end. Walk-up apartments and recent developments are generally flat.
Building Materials	Mix of timber and brick for walls on original dwellings. Apartments include render timber and metal cladding. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary within the precinct, parcels with original dwellings are typically 400sqm to 600sqm, while lots on Hewitts Road are generally larger, ranging between 600sqm to 700sqm. Consolidated parcels for multi-storey apartments are typically over 1000sqm.
Site Coverage	Site coverage on apartment sites is generally greater than 55%. Lots with original dwellings generally have a lower site coverage, typically under 50% with some sites as low as 35%. This is evident on the less developed Tranmere Avenue.
Front Setbacks	Front setbacks are mixed but in the range of 3-8m. Original dwellings often have setbacks of around 5-6m while post-war developments are in the 6-8m range and more recent apartment development have smaller setbacks of 3-5m.
Side Setbacks	The strata buildings are generally wider however have breaks to each side boundary. Original dwellings are narrower with a mix of side setbacks.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building, while recent apartment developments typically have basement car parking.
Gardens	Front gardens are mixed. Some contain small canopy trees, others have extensive hard surfaces for vehicle access and recent development has establishing gardens. This is reflected in the tree coverage within private property which is relatively low ranging from 2.5% to 12.5%.
Front Fencing	Mixed materials including timber and brick, mixed heights from low to moderate. Apartment developments tend to have higher, solid front fencing to provide screening for private open space.
Streetscapes	Street tree coverage within the precinct is relatively low, between 10% to 12.5%.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate. The recent four-storey apartment developments in Jersey Parade, Belsize Avenue, Elliott Avenue and Tranmere Avenue have a strong presence in each street. These developments result in a character that is transitioning to higher density.

Tranmere Avenue has a greater amount of original dwellings than other streets however the recent apartment buildings have impacted the detached character of the street. The replacement of the remaining original dwellings across the precinct will have limited impact on the transitioning character.

Because of the strong presence of recent apartment buildings, the wider apartment building forms supported through the RGZ would integrate with the existing streetscape.

The proposed four storey building heights through the RGZ is higher than the original single-storey dwellings, however these heights will integrate appropriately with recent development which is becoming the predominant character.



Image 164. Four-storey apartment on Elliott Avenue



Image 166. Four-storey apartment on Tranmere Avenue



Image 167. Four-storey apartment on Belsize Avenue



Image 165. Example of an Edwardian home in Jersey Parade



Image 168. Townhouse development on Tranmere Avenue



Image 169. Three-storey walk-up apartment on Jersey Parade

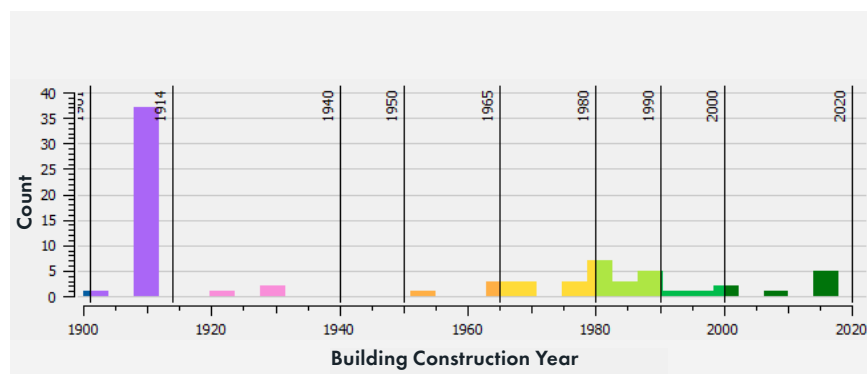


Figure 222. Graph showing the distribution of building construction year across Carnegie Precinct 2

N.B. This graph excludes three recent apartment developments that were constructed following the collection of the build year data in 2020

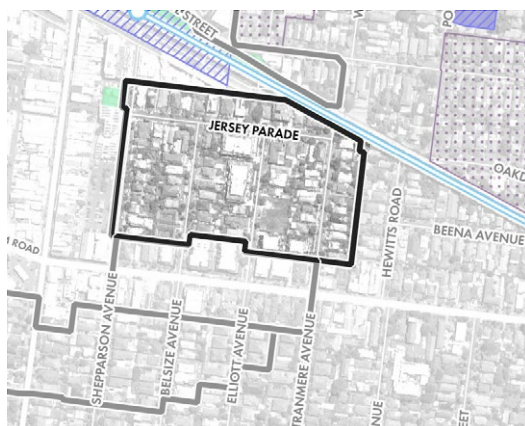


Image 170. Example of an Edwardian home on Tranmere Avenue



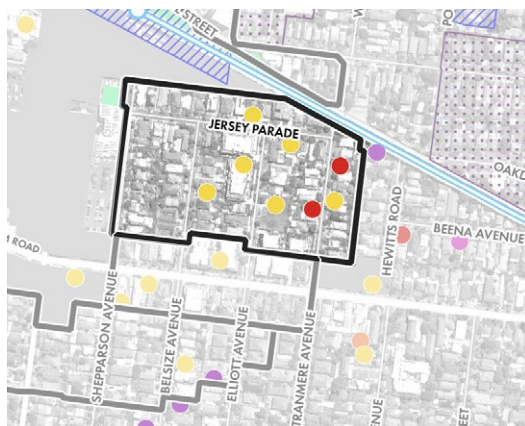
Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- Strata Properties



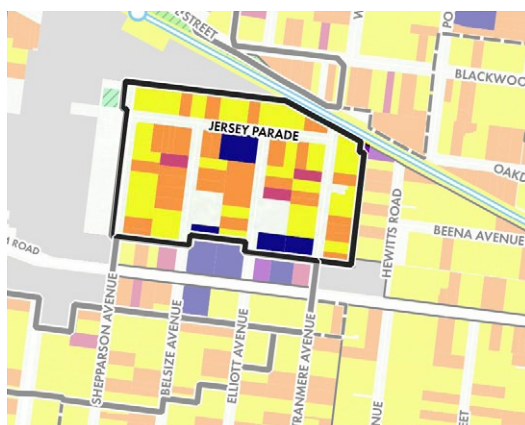
Existing and Proposed Heritage Classifications - 2019 Heritage Study

- Non Contributory
- Contributory
- Significant
- Proposed Removal from existing Heritage Overlay
- Proposed Non Contributory
- Proposed Contributory
- Proposed Significant
- Victorian Heritage Register
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits (2016-21)- No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



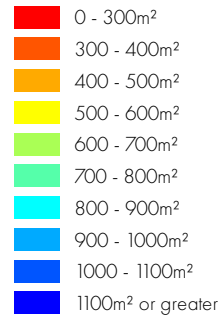
Building Heights (metres)

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

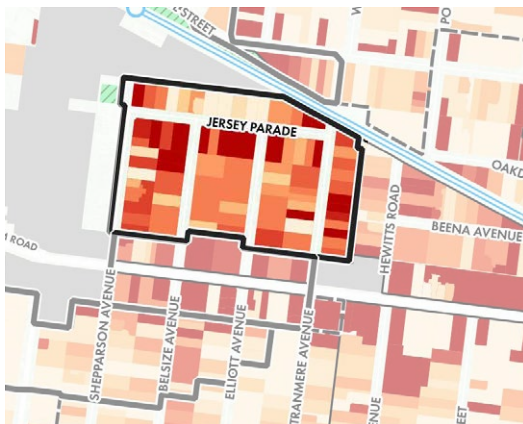
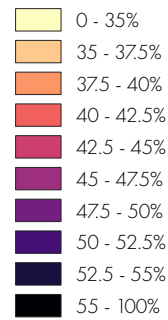
Figure 223. Carnegie Precinct 2 - Character Element Mapping



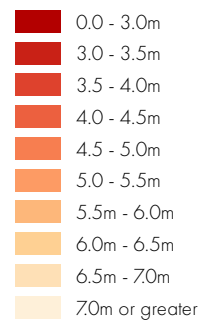
Lot Sizes (m²)



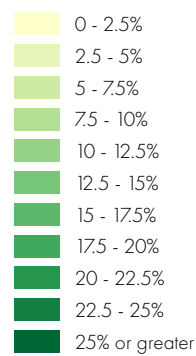
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



2.3.3 CARNEGIE PRECINCT 3

This precinct includes properties fronting onto Neerim Road on both sides of the Koornang Road commercial strip. It plays an important role in defining a key entrance into the Carnegie MAC.

The precinct is largely redeveloped with recent four-storey apartment buildings creating a higher density character. There are additional apartments approved or under construction, which will further establish this character.

DEVELOPMENT ACTIVITY

There are a number of approved permits for developments over 5 dwellings on Neerim Road, and over 10 developments constructed in the past 10 years. This will further reinforce the higher density character of Neerim Road.

HERITAGE

The precinct includes one Heritage Overlay affecting the former Carnegie Methodist Church west of Koornang Road. It is recognised for its aesthetic value and unusual Arts and Crafts style.

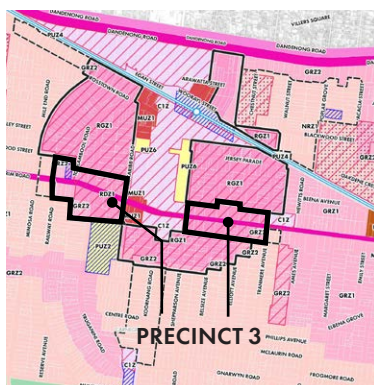


Figure 224. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	The majority of properties are recently redeveloped for four-storey apartment buildings. Because of the large building forms, these buildings define the character of the precinct. Other dwellings include a mix of 1960-1970s walk-up units, Edwardian and Californian bungalows.
Building Heights	Building heights are mixed. Recent development is typically 3-4 storeys and original dwellings are single storey.
Building Forms	There is a contrast in building forms across the precinct. Newer apartments occupy a number of lot frontages with wider building forms and heights up to four storeys. These sit in contrast to original dwellings and post-war walk-up apartment buildings which generally have narrower building forms and increased side setbacks.
Roof Forms	Walk-up apartments and recent developments are generally flat. Original dwellings have pitched roof forms.
Building Materials	Recent apartments have a mixed of materials including concrete render, timber and steel cladding. Original dwellings have a mix of timber and brick for walls. Roofing is a mix of timber, tiles and corrugated iron.
Lot Sizes	Lot sizes in the precinct vary. Lots with original dwellings are generally smaller, ranging from 300sqm or less to 600sqm, with several 600sqm to 700sqm larger lots. Consolidated parcels for multi-storey apartments are typically over 1000sqm.
Site Coverage	Lots with original dwellings generally have a lower site coverage, typically under 50% with some under 40%. This is typically found on the south side of Neerim Road. Site coverage on consolidated parcels for redevelopments typically great than 55%.
Front Setbacks	Front setbacks on Neerim Road vary. While there are some setbacks over 7m east and west of Neerim Road, recent development tend to have smaller front setbacks of around 3m.
Side Setbacks	Recent apartments have a mix of 1m to 3m side setbacks. Original dwellings are located on narrower sites with a mix of 1m to 3m side setbacks.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Apartment developments typically have basement car parking.
Gardens	There are limited canopy trees within front gardens for properties with original dwellings, and low tree coverage within private property across the precinct. This is due to the recent development with higher building site coverage and establishing gardens. Tree cover generally ranges from 5-10%.
Front Fencing	High front fences are a feature of the precinct because of the arterial role of Neerim Road.
Streetscapes	Street trees are denser west of Neerim Road, ranging from 12.5% to 22.5%, while east of Koornang Road is lower ranging from 7.5% to 10%.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate.

Neerim Road is a key arterial gateway for the MAC and is largely redeveloped with recent four-storey apartment buildings. These buildings provide an appropriate transition into the Mixed Use and Commercial Zones within the MAC.

The continuation of this built form character is considered appropriate to reinforce this important gateway.

351 Neerim Road within this precinct is zoned GRZ2 and is located between two RGZ1 properties. In order to provide a more consistent built form outcome along Neerim Road, RGZ1 is considered to be a more appropriate zoning.



Image 172. Four-storey apartments along Neerim Road



Image 173. Four-storey apartments along Neerim Road



Image 174. Former Carnegie Methodist Church within the West precinct on Neerim Road



Image 175. Four-storey apartments along Neerim Road

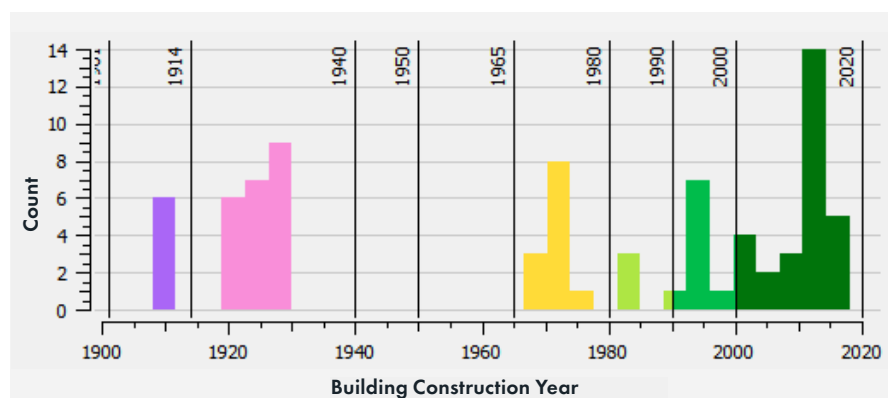


Figure 225. Graph showing the distribution of building construction year across Carnegie Precinct 3.

N.B. This graph excludes recent apartment developments that were constructed or under construction following the collection of the build year data in 2020

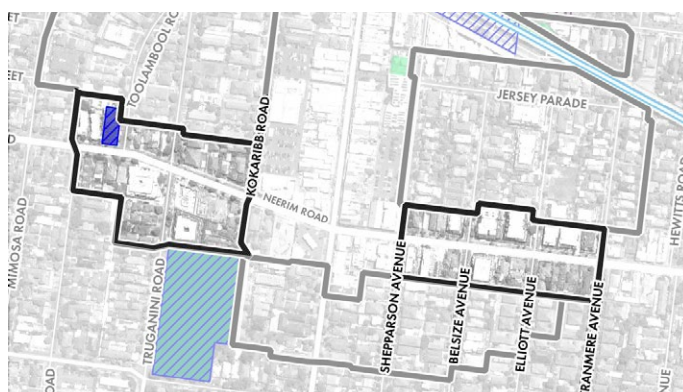


Image 176. 351 Neerim Road



Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay
- Strata Properties



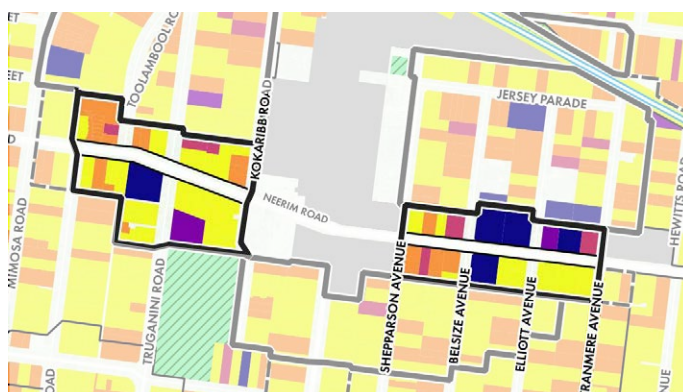
Existing and Proposed Heritage Classifications - 2019 Heritage Study

- Contributory
- Significant
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits (2016-21)- No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



Building Heights (metres)

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

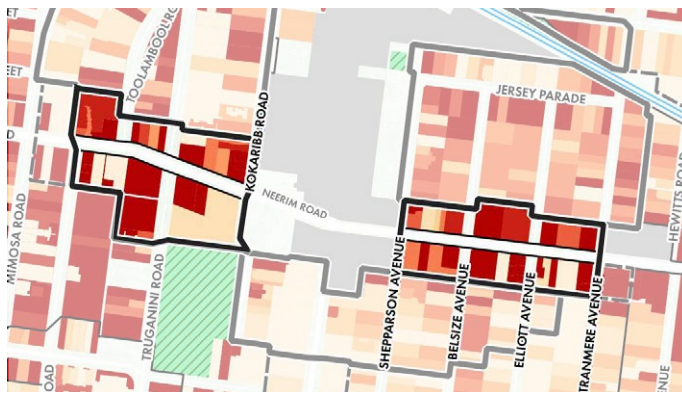
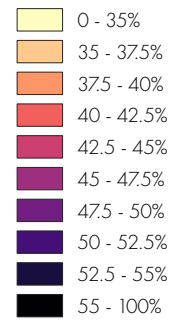
Figure 226. Carnegie Precinct 3 - Character Element Mapping



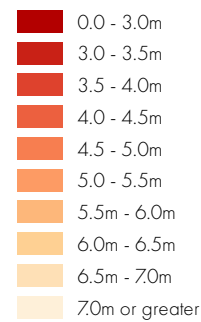
Lot Sizes (m²)



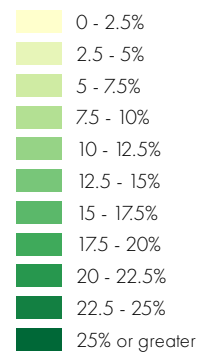
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



2.3.4 CARNEGIE PRECINCT 4

This precinct is located south of Neerim Road, however it is still within close proximity to the railway station and the retail strip of Koornang Road.

Overall, the precinct has a mixed character, which is due to the strong presence of post-war walk-up apartment buildings which are interspersed with original Californian bungalow and Edwardian dwellings, and some recent development.

DEVELOPMENT ACTIVITY

There is one approved permit for two dwellings and two for development over 5 dwellings within the precinct in the past 5 years. There are also some dual-occupancy (side-by-side townhouse) developments and single-storey subdivision constructed in the past 10 years on Kokaribb Road and Belsize Avenue.

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	Two-storey walk-up apartments and villa units from 1960s to 1980s are the dominant building styles across the precinct. This is particularly evident in Shepparson Avenue and Elliott Avenue. Belsize Avenue has a stronger presence of Edwardian Dwellings and Californian bungalows. Koornang Road includes a mix of two-storey walk-up apartments Californian bungalows with simple dwellings.
Building Heights	Building heights across the precinct are a mix of single and double-storey. There is a small number of four-storey apartment buildings.
Building Forms	There is a contrast in building forms across the precinct. The post-war walk-up apartments have bulkier forms than the original dwellings with double storey heights and limited articulation, and generally span the full width of the site with at-grade parking. Newer apartments occupy a number of lot frontages with wider building forms and heights up to four storeys.
Roof Forms	Walk-up apartments and recent developments are generally flat. Original dwellings have pitched roof forms.
Building Materials	Recent apartments have a mixed of materials including concrete renders and timber. Original dwellings have a mix of timber and brick for walls. Roofing is a mix of timber, tiles and corrugated steel.
Lot Sizes	Lot sizes for properties with original dwellings on lots are consistent between 600sqm to 700sqm, while subdivided lots are generally under 400sqm.
Site Coverage	Site coverage in this precinct are generally high, with majority of lots over 50%. Detached dwellings typically range from 40% to 45% while more recent apartment development on Belsize Avenue is greater than 60%
Front Setbacks	Despite the strong presence of strata development, front setbacks are generally large at around 7-8m. Original dwellings tend to have smaller front setbacks at 5-6m. Smaller front setbacks of 3-5m are typically found on Belsize Avenue, which is due to the more recent apartment development.
Side Setbacks	Recent apartments have a mix of 1m to 3m side setbacks. Original dwellings are narrower with a mix of 1m to 3m side setbacks.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building, while recent apartment developments typically have basement car parking.
Gardens	Front gardens are mixed. Some contain small canopy trees and others have extensive hard surface for vehicle access. The presence of high front fences limits views into some front gardens. General tree coverage on properties is low ranging from 5% to 10%.
Front Fencing	Mixed materials including timber and brick, mixed heights from low to moderate.
Streetscapes	Street trees are denser west of Neerim Road, ranging from 12.5% to 22.5%, while east of Koornang Road is lower ranging from 7.5% to 10%.

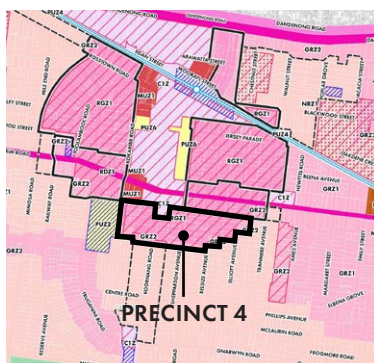


Figure 227. Precinct Location Plan

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate. The precinct has a varied character due to the strong presence of strata development. Although a small group of original dwellings exist in Belsize Avenue, they are surrounded by recent apartment buildings and strata development, which are visually prominent in the streetscape. The replacement of these buildings would not have a significant impact on the character of the precinct.

Because of the strong presence of walk-up apartment buildings, the wider building forms supported through the RGZ would integrate with the existing streetscape. Similarly the proposed four-storey building height would integrate with the existing two storey heights of walk-up apartment buildings across the precinct, which are unlikely to be redeveloped. Upper level setbacks would provide for an appropriate transition to the lower building forms.



Image 178. Double-storey brick dwelling in Late inter-war style on Koornang Road



Image 179. Two double-storey walk-up apartments on Shepparson Avenue

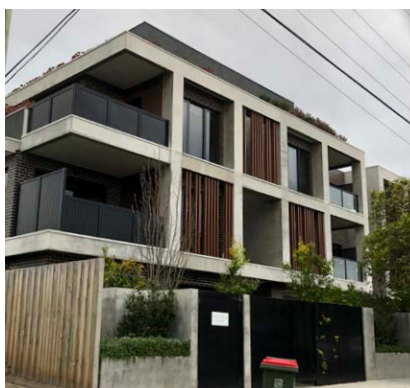


Image 180. Recent four storey apartment building on Belsize Avenue



Image 181. Example of a Californian bungalow home on Shepparson Avenue

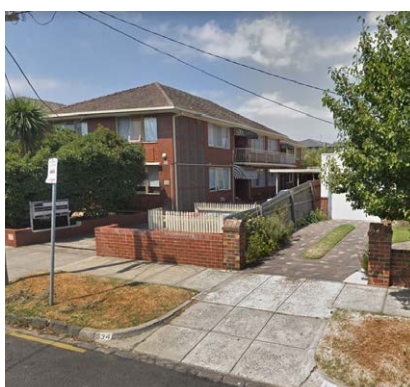


Image 182. Example of a double-storey walk-up apartment on Shepparson Avenue

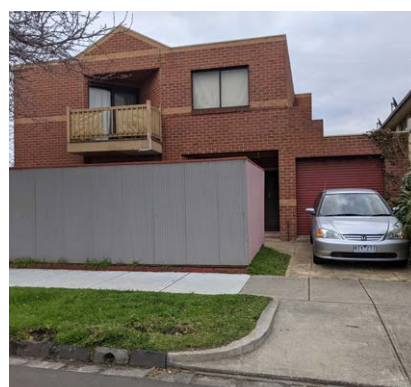


Image 183. Double-storey strata development on Shepparson Avenue

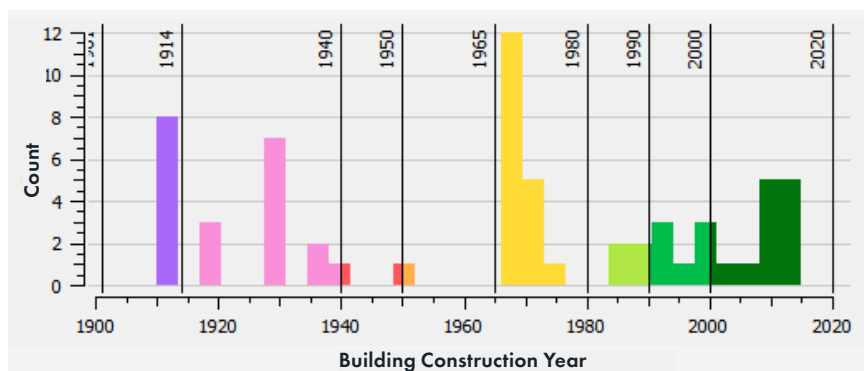


Figure 228. Graph showing the distribution of building construction year across Carnegie Precinct 4

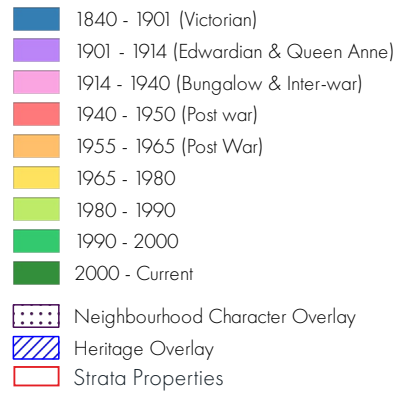
N.B. This graph excludes recent apartment developments that were constructed or under construction following the collection of the build year data in 2020



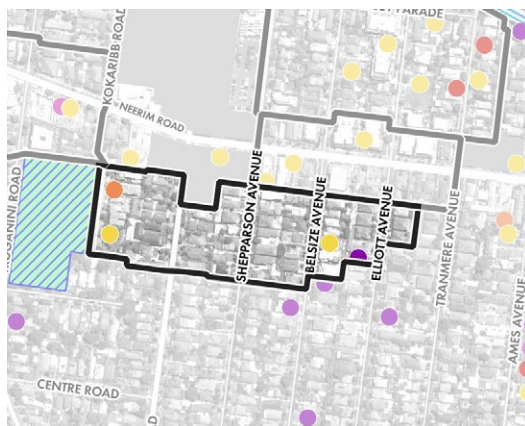
Image 184. Example of a Californian bungalow home on Elliot Avenue



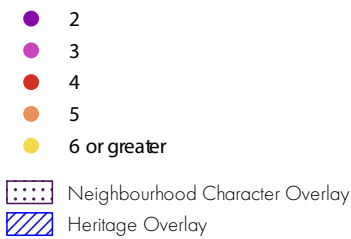
Build Year and Architectural Eras



Existing and Proposed Heritage Classifications - 2019 Heritage Study



Approved Planning Permits (2016-21)- No. of dwellings



Building Heights (metres)

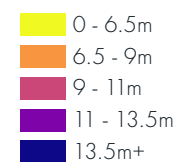
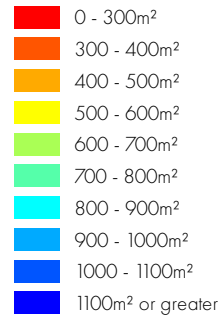


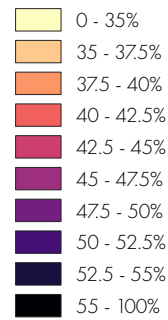
Figure 229. Carnegie Precinct 4 - Character Element Mapping



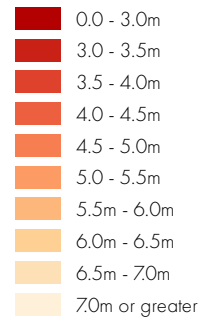
Lot Sizes (m²)



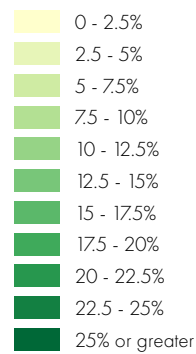
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



2.3.5 CARNEGIE PRECINCT 5

This precinct is located within close proximity to Carnegie Railway station and fronts onto the linear parkland.

The precinct has a varied character, which is due to the mix of dwelling eras, lot configurations and building forms. The character of the precinct is also influenced by its adjoining context including the elevated railway line, larger scale mixed use and commercial buildings to the west and Dandenong Road along the northern boundary.

DEVELOPMENT ACTIVITY

There are 3 approved permits for developments over 5 dwellings in the past 5 years. There were constructions on 3 sites in the past 10 years, two on Arawatta Street and one on Blackwood Street.

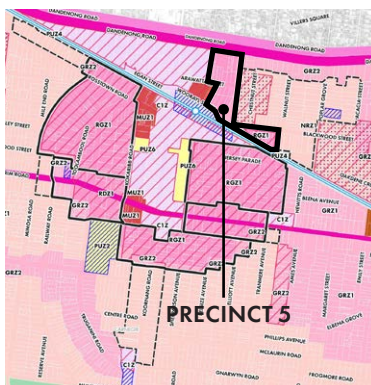


Figure 230. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	There is a mixed character within the precinct. Lots fronting Dandenong Road include post-war strata developments. Arawatta Street, Woorayl Street and Blackwood Street includes predominantly Californian bungalow dwellings mixed with several Edwardian dwellings and recent redevelopments from 1990s onward. There is also a three-storey walk-up apartment from 1970s.
Building Heights	Building heights in the precinct are a mix of single and double storeys. While original dwellings are predominantly single-storey, redeveloped properties on Arawatta Street and Dandenong Road are double-storey. There is also a three-storey walk-up apartment from 1970s on Woorayl Street.
Building Forms	Building forms vary across the precinct. Original dwellings have a finer grain rhythm and provide setbacks to both side boundaries. Post-war and recent strata buildings have wider and bulkier building forms.
Roof Forms	Original dwellings have pitched roof forms with a mix of hipped and gable end. Some walk-up apartments have flat roof forms.
Building Materials	Recent apartments have a mix of materials including concrete render and timber. Original dwellings have a mix of timber and brick for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary due to the angled layouts adjacent to the railway line. They are generally under 600sqm, with some recent strata developments on Arawatta Street smaller than 300sqm. There are also two lots over 1000sqm, including the three-storey walk-up on Woorayl Street and the motel off Dandenong Road.
Site Coverage	Site coverage within the precinct is generally low, with majority many under 40%. Strata developments are typically over 55%, while there are some single dwellings on Blackwood Road are also over 55% due to their small lot size.
Front Setbacks	Front setbacks are generally smaller than other precincts. Setbacks on Arawatta Street are under 5m due to small lot depth. More recent development on Bellsie Avenue has smaller setbacks of around 3-4m. Several properties on Woorayl Street with original dwellings have large setbacks, typically over 8m.
Side Setbacks	Recent apartments have a mix of 1m to 3m side setbacks. Original dwellings are narrower with a mix of 1m to 3m side setbacks.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building, while recent development typically includes garages which are built to the side boundary integrated as part of the dwelling.
Gardens	There is limited presence of canopy trees within front gardens particularly on strata sites, which correlates to higher site coverage.
Front Fencing	Mixed materials including timber and brick, mixed heights from low to moderate.
Streetscapes	Tree coverage is higher in the southern parts of the precinct where there is a strong presence of original dwellings.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate.

The precinct was largely identified as an 'Urban Renewal' and 'Urban Apartment' through the existing Carnegie Structure Plan. Parts of the precinct were proposed for Mixed Use zoning as part of the planning scheme amendment to implement the Structure Plan.

The precinct is influenced by the surrounding major road and rail infrastructure, and recent apartment development within the C1Z areas of the MAC. Existing building forms and eras are mixed.

The Dandenong Road frontage is well suited to four-storey apartment development because of the existing presence of walk-up apartments. Taller built form along this frontage would enhance the important boulevard.

Blackwood Street and Woorayl Street have a variety of building eras. The loss of original dwellings would not have a substantial impact on its character if replaced. Apartment redevelopment of up to four-storeys in these locations would integrate with the surrounding built form and provide an improved interface with the railway line.

Arawatta Street contains a small pocket of original Californian bungalow and Edwardian dwellings with varying detail and quality. This precinct is strategically located in close proximity to shops and the railway station. Part of it is identified through the Structure Plan as an urban renewal precinct. If the original dwellings were replaced, it would impact on the character of the street. However, because of its strategic importance, the application of RGZ1 is considered appropriate.

The Carnegie Structure Plan proposal to rezone properties at 1100-1106 Dandenong Road, 1921 Arawatta Street and 26-30 Woorayl Street from RGZ1 to Mixed Use Zone is also considered appropriate from a character perspective. The Mixed Use Zone supports development outcomes similar to the RGZ. The zone schedule can be utilised to provide for an appropriate transition between the C1Z properties and the RGZ properties.



Image 185. Edwardian home on Arawatta Street



Image 186. Three-storey walk-up apartment on Woorayl Street



Image 187. Californian bungalow homes on Woorayl Street

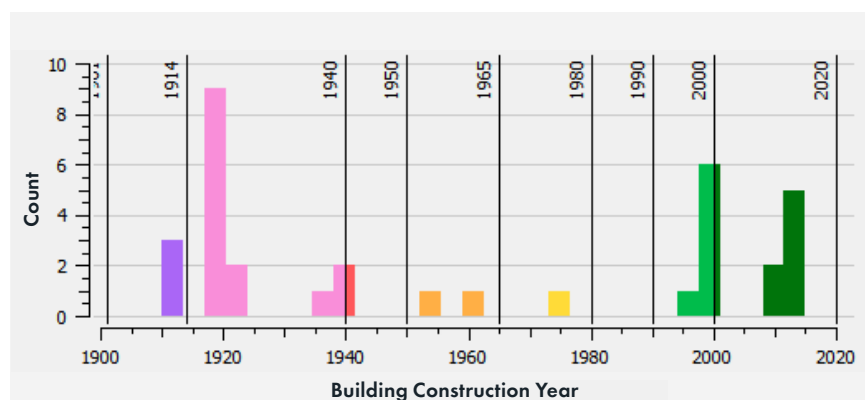


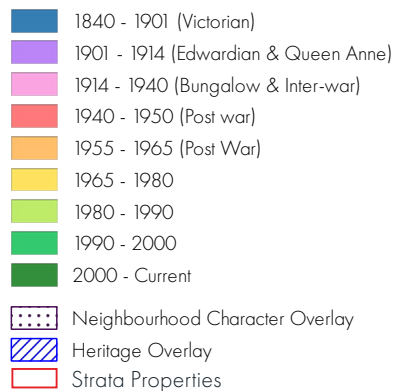
Figure 231. Graph showing the distribution of building construction year across Carnegie Precinct 5



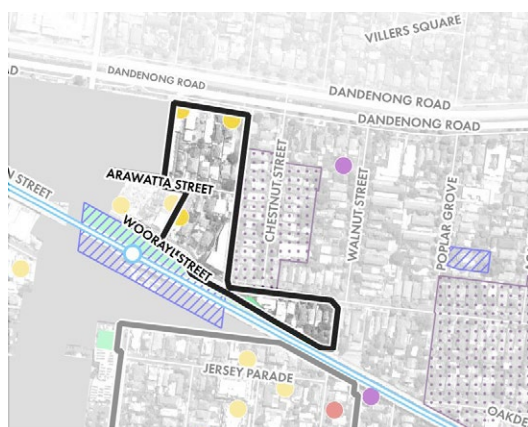
Image 188. New dwellings on Blackwood Street



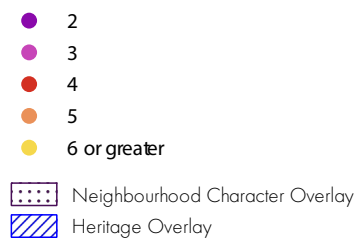
Build Year and Architectural Eras



Existing and Proposed Heritage Classifications - 2019 Heritage Study



Approved Planning Permits (2016-21)- No. of dwellings



Building Heights (metres)

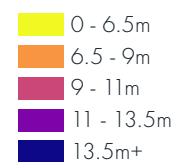
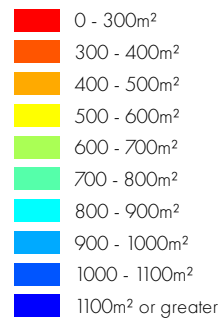


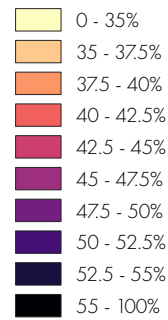
Figure 232. Carnegie Precinct 5 - Character Element Mapping



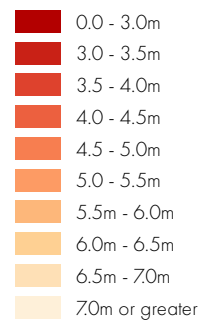
Lot Sizes (m²)



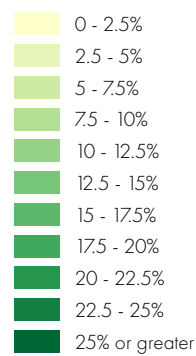
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



2.4 ASSESSMENT OF INVESTIGATION AREAS

This section provides an assessment of five locations around the Carnegie MAC which have been identified as having potential to provide additional housing.

These areas are generally located close to the railway station and the commercial areas of the MAC, or have been identified through the Carnegie MAC Structure Plan as providing additional housing.

Each area is currently zoned Neighbourhood Residential and this assessment considers whether a more intensive housing zone such as the General Residential Zone or Residential Growth Zone could be applied without significantly impacting existing character.

These areas have been assessed through extensive desktop mapping analysis and a site visit to consider the impacts of additional housing in each area.

2.4.1 INVESTIGATION AREA C1

This area was identified as an investigation area for additional housing because of its existing NRZ1 zoning and its close proximity to Carnegie Railway Station.

Chestnut Street (NCO2 area)

Chestnut Street is covered by a Neighbourhood Character Overlay recognising the strong presence of Edwardian and early Californian bungalow dwellings, which are very intact along the street. Lot sizes range from 400-600sqm and front setbacks vary between 5 and 8m depending on building era. There is a presence of canopy trees, shrubs and garden beds within the front gardens, creating a leafy feel to the street.

The consistent lot widths results in regular spacing of dwellings with setbacks from both side boundaries. This varies between 1m setbacks to both side boundaries for some dwellings and a 1m setback to one boundary and 3m to the other boundary for other dwellings.

The Neighbourhood Character Overlay seeks to ‘prevent, where necessary, the removal of buildings and vegetation before the neighbourhood character features of the site and the new development have been evaluated.’ With this overlay in place, it is assumed that the precinct will largely retain its original dwellings, which contributes to the street’s well-preserved historic character.

The existing Neighbourhood Residential Zoning that applies to



Image 189. Example of Edwardian dwelling and Californian bungalow on Chestnut



Image 190. Example of Edwardian dwelling on Chestnut Street



Image 191. Double storey extension in Chestnut Street



Image 192. Edwardian dwelling with smaller front setback

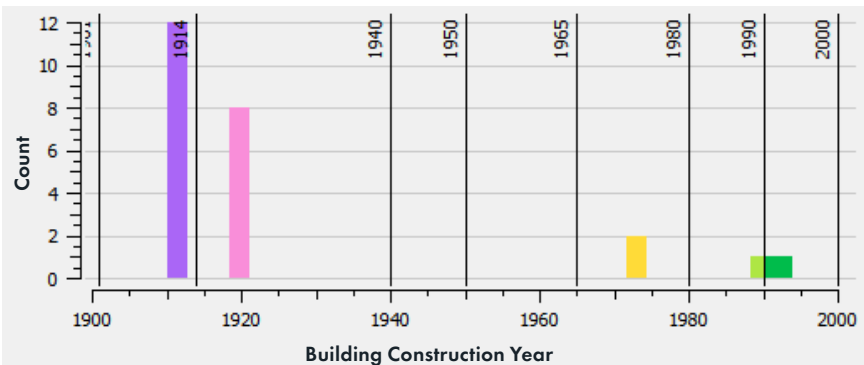


Figure 233. Graph showing the distribution of building construction year across Chestnut Street

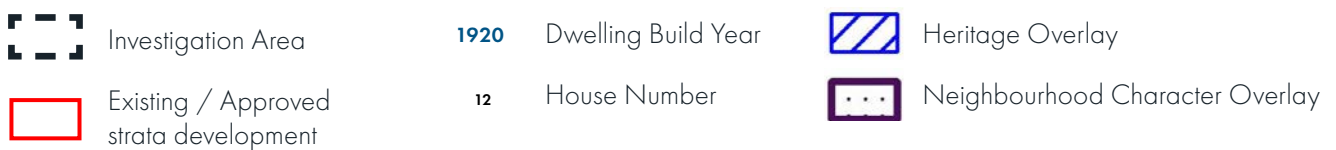
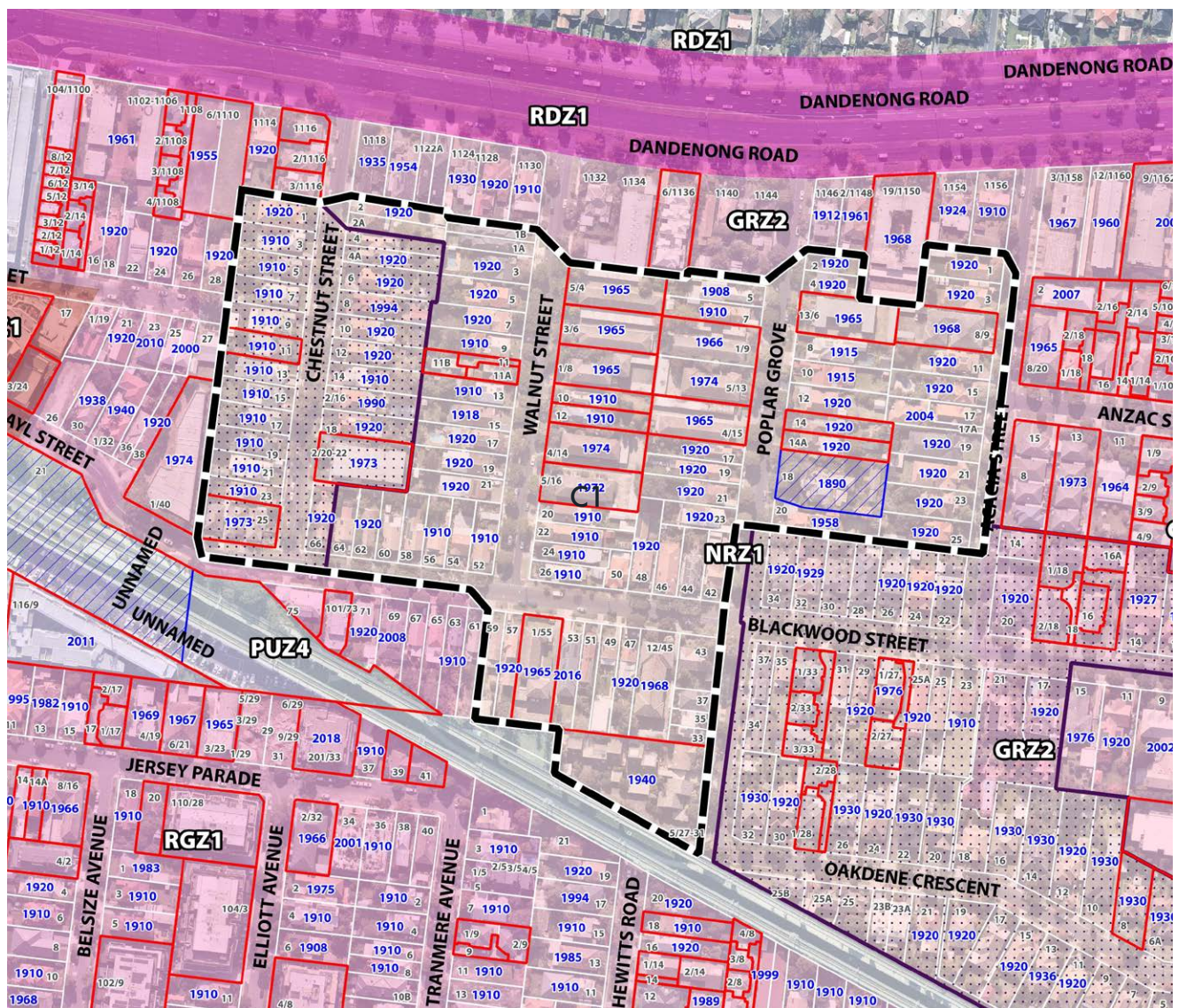


Figure 234. Carnegie Investigation Area 1

the street is considered appropriate and compatible with the aims of the NCO. This zoning would allow for development up to two storeys which would integrate with existing single storey buildings. The additional garden area requirements within the NRZ would support more spacious development outcomes.

Walnut Street, Poplar Grove, Acacia Street and Blackwood Street.

These streets generally have a mix of dwelling forms and architectural eras as shown in the graph below. Original Edwardian and Californian bungalow dwellings are located amongst post-war walk-up apartments, more recent units and detached dwellings. The east side of Walnut Street and west side of Poplar Grove are particular locations where there is a strong presence of post-war development. Building heights vary between one and two storeys.

Lot sizes vary across the precinct with original dwellings located on smaller lots in the 400-600sqm range and strata development located on consolidated lots up to 1,000sqm. Front setbacks are generally 6-8m and side setbacks are generally provided to both boundaries.

Providing additional housing within

this area beyond the densities supported through NRZ1 is considered appropriate. The General Residential Zone would be a suitable zone to support additional townhouse development in the precinct.

The loss of original dwellings will not have a significant impact on the overall character due to the varied building forms and architectural eras across the streets. Where there is more consistency, the original dwellings have simple details and are not considered to be high quality examples from their era.

The townhouse style of development supported through the General Residential Zone would integrate comfortably with the existing streetscapes. The three storey building forms will sit higher than existing one and two storey buildings but because of the mix of heights and higher pitch roof forms of original dwellings, the transition in building heights would be appropriate.

Existing front setbacks will be maintained through townhouse style development and side setbacks will be provided, particularly for development typologies with driveway access along one side.

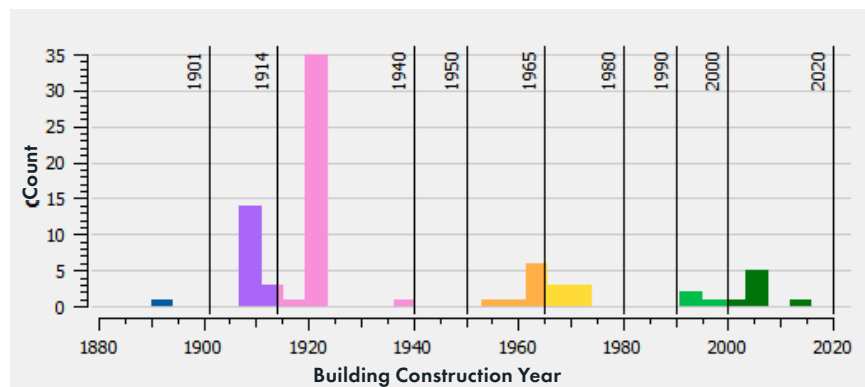


Figure 235. Graph showing the distribution of building construction year across Walnut Street, Poplar Grove, Acacia Street and Blackwood Street.



Image 195. Example of post-war walk-up apartment building in Walnut Street



Image 196. Example of Edwardian dwelling with extension on Blackwood Street



Image 197. Californian bungalow on Poplar Grove



Image 198. Double storey walk-up building on Acacia Street

2.4.3 INVESTIGATION AREA C3

Koornang Road was identified as an investigation area because of its current NRZ1 zoning and the important strategic link between the end of the 67 tram line and Carnegie MAC. It is identified in the existing Carnegie MAC Structure Plan as a location for townhouses and apartments up to three storeys.

Single storey Californian bungalows and inter-war dwellings are the predominant architectural era within the street however post-war dwellings become more prevalent at the southern end of the precinct on the eastern side of the road. There is a small group of Victorian and Edwardian dwellings closer to the activity centre.

Generally, the older dwellings are in varied condition, have limited architectural detailing and are not considered to be high quality examples from those eras.

Front setbacks are generally large ranging between 7 and 8.5m. Front gardens are landscaped with a mixed presence of canopy trees. Side setbacks are generally provided to both boundaries however vegetation between dwellings is not a key feature of the street.

Because of the strategic location and the absence of a consistent architectural styles and building forms, this area could be considered appropriate for additional housing through the application of the General Residential Zone.

The replacement of original dwellings with new dwellings would not have a significant impact as the dwelling eras are currently mixed, with limited high quality examples from each era.

The three storey building forms will sit higher than existing one and two storey buildings but because of the mix of heights and higher pitch roof forms of original dwellings, the transition in building heights would be appropriate. The additional height would also strengthen the presence of built form and help to revitalise this important street.

Existing front setbacks will be maintained through the GRZ and side setbacks will be provided to integrate with the rhythm of dwelling spacing along the street.

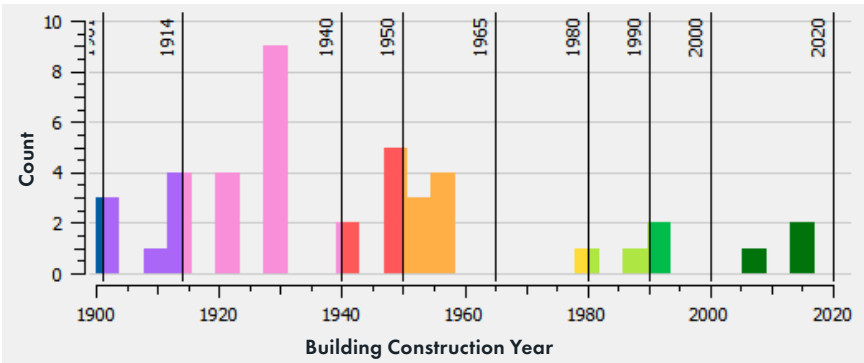


Figure 237. Graph showing the distribution of building construction year across Carnegie Investigation Area 3



Image 201. Example of a Victorian dwelling on Koornang Road



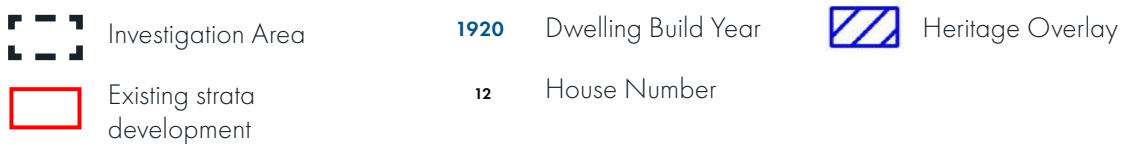
Image 202. Modified original dwelling on Koornang Road



Image 203. Example of a Californian bungalow on Koornang Road



Image 204. Example of a post-war dwelling on Koornang Rd



2.4.4 INVESTIGATION AREA C4

This small area was identified as an investigation area due to its existing NRZ1 zoning and location on Neerim Road. It was also identified in the Carnegie MAC Structure Plan as an area for townhouses and apartments up to 3 storeys.

Properties on the northern side of Neerim Road are more consistent with four existing single storey Californian bungalows and a recent double storey dual-occupancy (side-by-side townhouse) development. On the southern side of Neerim Road, there is one inter-war double storey dwelling, a Californian bungalow and a 1970s dual occupancy.

Although there only a small number of properties within this area, transitioning to a zone that supports more intensive residential outcomes is considered appropriate. Application of the General Residential Zone would enable these properties to integrate with existing GRZ2 land to the east and provide a clear boundary at Neerim Road.

Although there are a number of original dwellings north of Neerim Road, they are adjoined by a recent apartment building on Mimosa Avenue and two-storey townhouses on Neerim Road. The loss of these dwellings will not significantly impact on the overall character as dwelling eras and building forms along both Mimosa Road and Neerim Road are mixed.

A three storey building height would provide an appropriate frontage to Neerim Road and also create a more consistent approach across the whole street block.

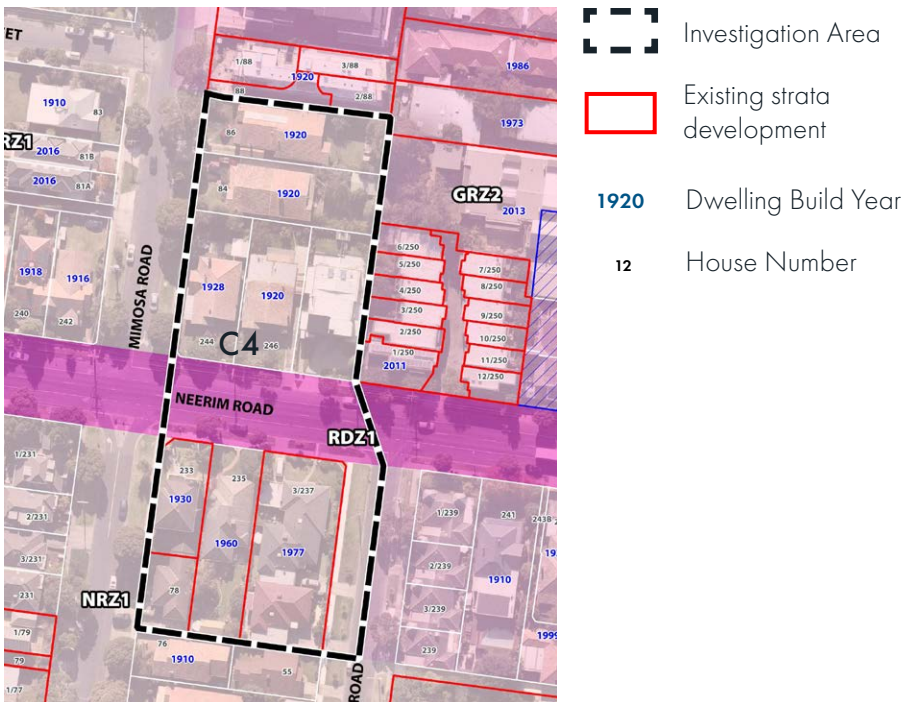


Figure 239. Carnegie Investigation Area 4



Image 205. Example of a Californian bungalow on Mimosa Road



Image 206. Existing dwellings on Neerim Road

2.4.5 INVESTIGATION AREA C5

The Rosstown Road frontage was identified as an investigation area because of its current NRZ1 zoning, its proximity to the railway station and its identification in the Carnegie MAC Structure Plan as an area for apartments up to four storeys.

This area has a mix of architectural eras with Victorian, Edwardian and Californian bungalow dwellings, post-war walk-up apartment buildings and a more recent apartment building. The backdrop of the elevated railway line is a dominant visual element in the streetscape.

This area could be considered suitable for additional housing beyond what is supported through the Neighbourhood Residential Zone due to the mix of architectural eras and its strategic location.

This could either be provided through the Residential Growth Zone, which encourages apartment development of up to four storeys or the General Residential Zone, which is suited to townhouse development of up to three storeys. Either zone would provide appropriate development outcomes and encourage activation of the linear open space along the railway corridor.

Rosstown Road is relatively wide at 20m and would provide a suitable buffer to NRZ1 properties on the southern side of Rosstown Road.

35 Rosstown Road is currently zoned GRZ2 and includes a two-storey apartment building. This site would also be suitable for Residential Growth Zone to integrate with the balance of the investigation area.



Figure 240. Carnegie Investigation Area 5

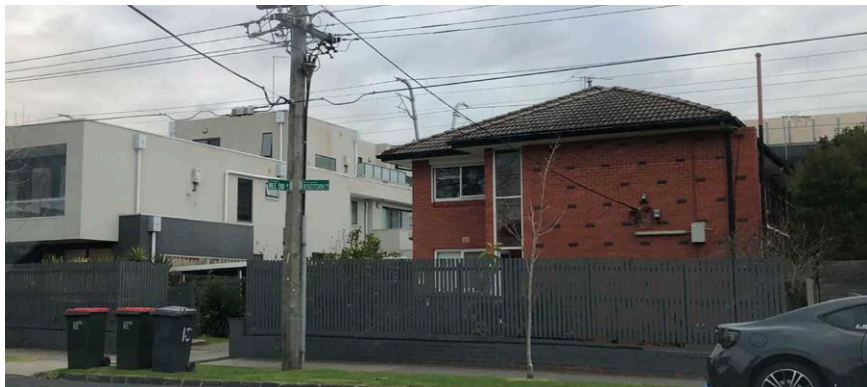


Image 207. Post-war walk-up and more recent apartment building on Rosstown

3 RESIDENTIAL AREAS SURROUNDING THE ELSTERNWICK MAC

3.1 CENTRE OVERVIEW

The Elsternwick Major Activity Centre (MAC) has been identified as a location for additional housing growth through the Glen Eira City Plan and the Elsternwick MAC Structure Plan. It is well positioned near Nepean Highway with a central train station, a tram route, multiple bus routes and a significant retail offering. The Glen Eira City Plan provides the following shared vision statement for Elsternwick:

‘Elsternwick will be a safe, accessible and liveable centre that embraces its historic character and strong cultural and village feel.

The centre will be a destination for its longstanding cultural and entertainment offerings, business and employment opportunities, and a range of quality local retail outlets and community spaces.’

The MAC has a mix of planning controls that apply to residential areas, including three residential zones, an interim Design and Development Overlay, Heritage Overlays and a Neighbourhood Character Overlay.

ELSTERNWICK MAC PRECINCTS & INVESTIGATION AREAS

For the purpose of this assessment, the residential areas surrounding the MAC have been divided into four precincts (refer to Figure 241). These precincts are currently zoned RGZ1 and are separated by major roads or the railway line.

Figure 241 also identifies five additional Investigation Areas. These areas are generally located close to the railway station and the commercial areas of the MAC or have been identified through the current adopted Structure Plan (2018) as providing additional housing.

The precincts and Investigation Areas have been assessed through extensive desktop mapping analysis and a site visit to consider the impacts of additional housing in each area.

The former ABC Studios site has been excluded from this assessment. Although this site is zoned RGZ1, it is identified as a strategic site through the 2018 Structure Plan and will be considered further through the revised structure plan.

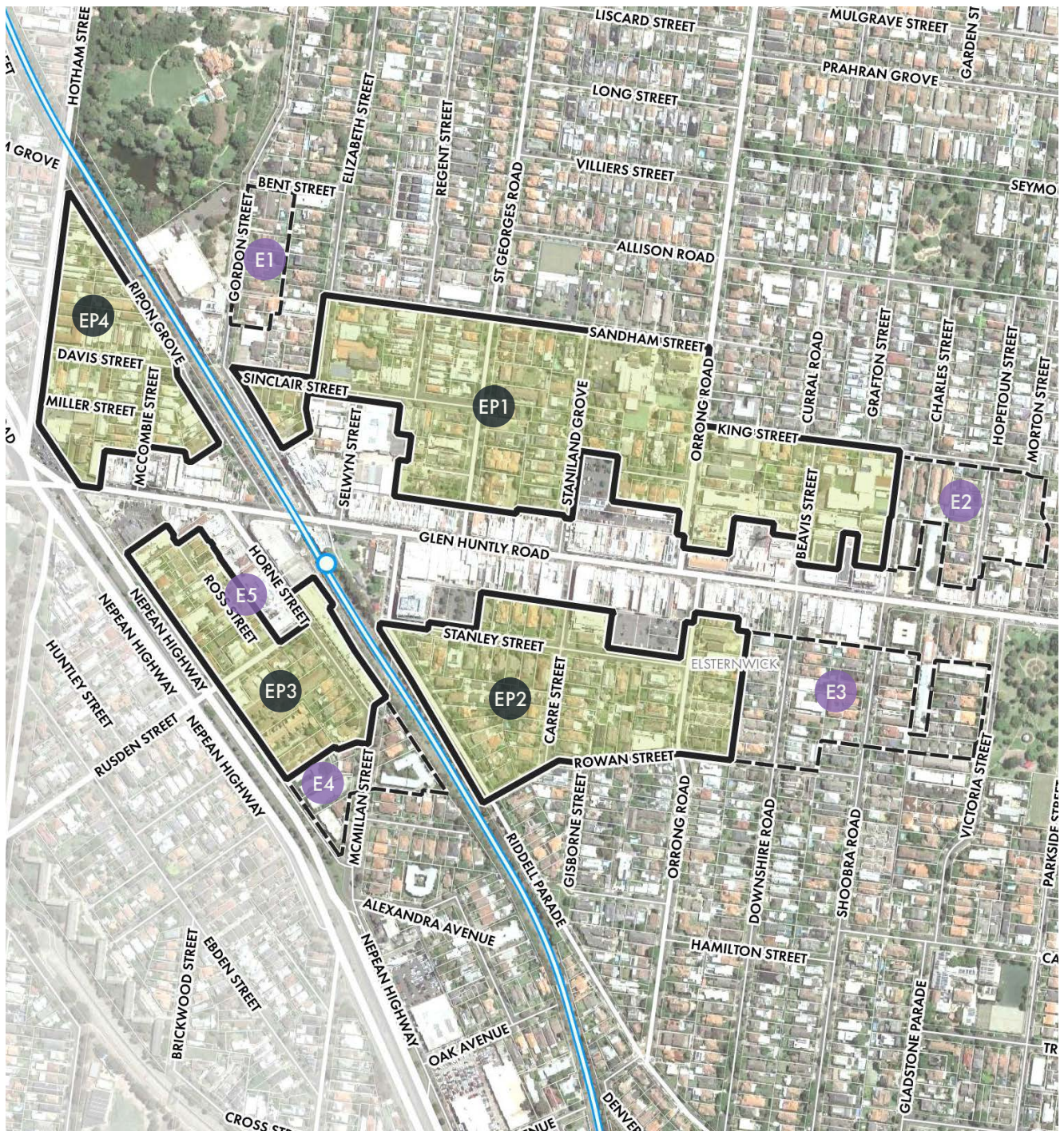


Figure 241. Elsternwick Study Area

- EP Elsternwick Precincts
- E1 Elsternwick Investigation Areas
- Precinct Boundary
- Investigation Area Boundary
- Train Stations
- Train Lines

3.2 EXISTING PLANNING CONTROLS

3.2.1 PLANNING ZONES

SCHEDULE 1 TO THE NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ1)

NRZ1 applies to the identified Investigation Areas and the residential areas beyond the precinct boundaries. It allows for residential development of up to two storeys and no more than nine metres as a mandatory limit. Schedule 1 to the NRZ includes local variations to the ResCode standards, including a 60 square metre private open space standard and maximum site coverage of 50 per cent.

SCHEDULE 2 TO THE GENERAL RESIDENTIAL ZONE (GRZ2)

GRZ2 applies to small areas within the study area either along major roads or to single properties located between RGZ1 and NRZ1 land.

The General Residential Zone encourages development that respects the neighbourhood character of the area and encourages diversity of housing types and housing growth particularly in locations offering good access to services and transport. The minimum garden area requirement applies to land in GRZ2. The zone allows for residential development of up to three storeys and no more than 11 metres as a mandatory limit.

SCHEDULE 1 TO THE RESIDENTIAL GROWTH ZONE (RGZ1)

RGZ1 applies to residential areas surrounding the commercial strip.

The purpose of RGZ1 is to provide housing at increased densities in buildings up to four storeys in locations with good access to services and transport. It is intended as a transitional zone between more intensive development within commercial zones and other residential areas. The zone provides a mandatory 13.5 metre height limit for residential buildings.

3.2.2 PLANNING OVERLAYS

HERITAGE OVERLAY

Schedule 72 to the Heritage Overlay (HO72), Elsternwick Estate and Environs applies to a large area located north of Glen Huntly Road and extending south along a section of Orrong Road. There are also a small number of individual heritage overlays within and surrounding the MAC.

The Heritage Overlay identifies sites which should be given particular consideration for their heritage values when a planning application is being assessed for use and/or development.

SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY (NCO4)

NCO4 applies to the majority of Precinct 2. It recognises areas of intact Victorian and Edwardian era dwellings.

The overlay provides specific variations to Clause 54 and 55 of the planning scheme with regards to street setback, walls on boundaries, design detail and front fencing.

INTERIM DEVELOPMENT CONTROL - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO10)

DDO10 applies to the majority of the study area.

DDO10 is an interim planning control that effectively limits potential building heights in places including those where growth was intended when the new suite of residential zones were introduced.

As these controls are interim, they have not been considered as relevant policy context for the residential areas surrounding the Elsternwick MAC.

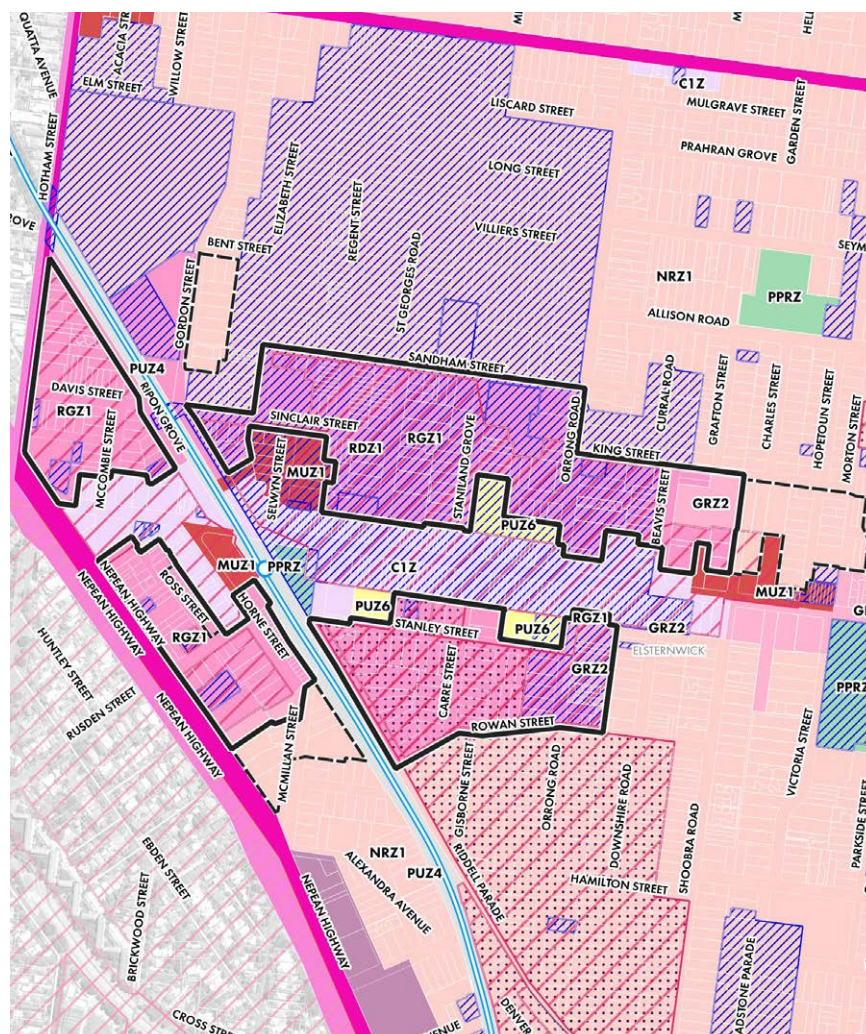


Figure 242. Elsternwick MAC Planning Zones and Relevant Overlays

3.3 NEIGHBOURHOOD CHARACTER ASSESSMENT

ELSTERNWICK MAC RESIDENTIAL AREAS - OVERVIEW

Located on relatively flat topography, the residential areas around the Elsternwick MAC have been developed around a north-south grid street network, which is intersected by the railway line.

The centre has developed from the late 1800s with a strong presence of Victorian and Edwardian dwellings within the residential areas, particularly north of Glen Huntly Road. There is a stronger presence of Edwardian dwellings and inter-war dwellings south of Glen Huntly Road.

Over time some of these dwellings have been replaced by 1960s walk-up apartment buildings, and more recently several apartment buildings have been developed in streets such as Carre Street and St Georges Road. However, the residential areas generally maintain a historic feel because of the strong presence of original dwellings.

Key characteristics of the original dwellings include the use of weatherboard, red brick, roughcast render, chimneys, and pitched roofs. Timber picket and brick pillar front fences are other consistent features.

Dwellings are generally detached with generous front and side setbacks. Established front gardens make a significant contribution to a leafy street character.

Street trees include a mix of evergreen and deciduous species and tree coverage varies across the neighbourhoods.



Image 208. Victorian dwelling in Elsternwick



Image 209. Victorian dwellings in Elsternwick

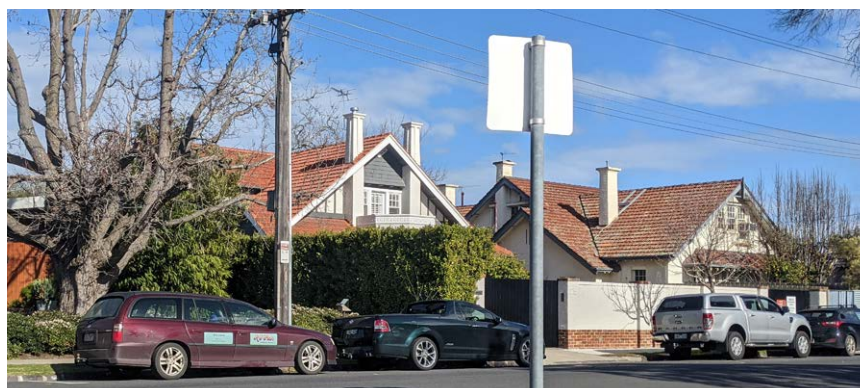


Image 210. Inter-war dwellings in Elsternwick

3.3.1 ELSTERNWICK PRECINCT 1

This precinct is located within close proximity to the Railway station and the shopping precinct along Glen Huntly Road.

Overall, the precinct has an intact heritage character with majority of properties retaining original dwellings from the Victorian and Edwardian eras. There has been limited redevelopment across the precinct. Streets and front gardens have mature canopy trees, giving the precinct a leafy feel.

DEVELOPMENT ACTIVITY

There has been limited development activity across the precinct with only one development approved in the past 5 years for a 12-dwelling development on St Georges Road. A three-storey apartment building on Orrong Road was the only redevelopment constructed in the past 10 years to 2020.

HERITAGE

The Heritage Overlay applies to most of the precinct. The majority of dwellings across the precinct are identified as contributory heritage significance by the 2019 Heritage Study. Individually significant sites include the St Joseph's Primary School on Sandham Street and Glenmoore Mansion on St Georges Road. The former Union Church on Orrong Road is a Victorian Heritage Register site.

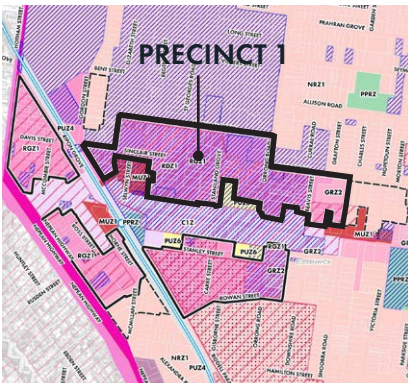


Figure 243. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	This precinct has largely retained its original dwellings with minimal redevelopment as demonstrated in the graph opposite. Double fronted Victorian and Edwardian dwellings are focused along Staniland Grove and St Georges Road set on larger lots with space around the dwellings. There is some redevelopment on these streets with 2-4 storey apartments from the post-war period through to recent development. There are a number of streets of single fronted Victorian cottages including Regent Street, Sinclair Street, Gordon Street and a small section of St Georges Road. There are several contemporary additions to these streets however they are built in a similar style and scale.
Building Heights	Building heights are mixed but predominantly 1-2 storeys. Original dwellings are typically single storey with high pitched roof forms however there are some examples of original double storey dwellings. There are a number of 1960s-1980s walk-up units that are 2-3 storeys in height.
Building Forms	Although there is a strong heritage character, dwelling forms are mixed across the precinct, including contemporary buildings that integrate sensitively with the heritage elements of the neighbourhood (see Image 10). The single fronted Victorian dwellings are laid out in a consistent pattern with the narrow spacing between dwellings, a feature of the layout. The double fronted Victorian and Edwardian dwellings have more generous spacing. The infill post-war walk-up apartment buildings and recent development have bulkier building forms.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end, contemporary buildings integrate this element sensitively. Walk-up apartments and recent developments are generally flat.
Building Materials	Mix of timber and brick for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary street by street within the precinct. Lots on St Georges Road, Staniland Grove and Orrong Road are typically larger ranging from 600sqm to 900sqm. The single fronted Victorian dwellings and Edwardian cottages range from 200sqm to 300sqm.
Site Coverage	Building site coverage across the precinct is moderate, typically under 45%, with the exception of Regent Street, where small lots with Victorian cottages are concentrated. A number of double-storey walk-up apartments have higher site cover, over 55%.



Image 211. Victorian cottages on Regent Street

Character Element	Description
Front Setbacks	Front setbacks vary according to the dwelling types. Single fronted Victorian dwellings have a front setback of around 3m and the double fronted original dwellings have setbacks of around 8-10m. Redeveloped properties have similar setbacks. Side setbacks also correspond to the dwelling types.
Side Setbacks	Original dwellings generally have 1-3m side setbacks. Victorian cottages have narrower setbacks, usually 1m. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Car parking is generally on-street or located within front setbacks on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building.
Gardens	Front gardens are a key feature of the streetscape with many containing mature trees. The tree coverage on private property corresponds with the types of dwellings and lots sizes with lower tree coverage on smaller, single fronted properties and higher tree coverage on larger lots.
Front Fencing	Generally timber picket fence, wrought iron fence and brick fence. Fence heights are typically low to medium.
Streetscapes	Street tree coverage within the precinct is above 10%. St Georges Road and Staniland Grove have consistent street trees on both sides, while there is a lack of mature canopy street trees on Orrong Road.



Image 213. Edwardian home on the west side of St Georges Road



Image 212. Maysbury Mansion on Maysbury Avenue

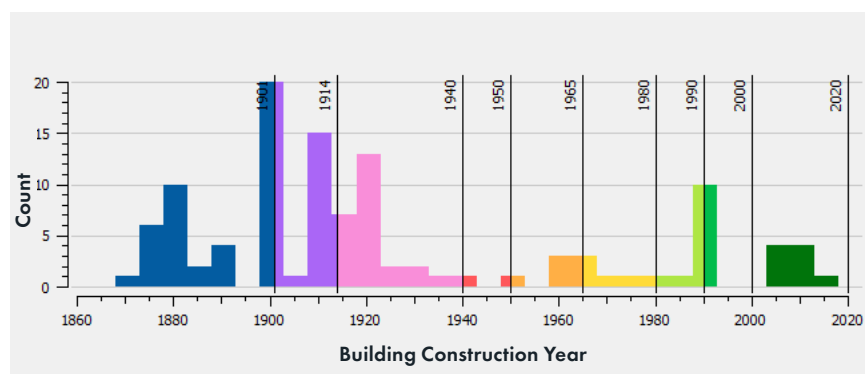


Figure 244. Graph showing the distribution of building construction year across Elsternwick Precinct 1



Image 214. Edwardian home on Beavis Street



Image 215. Double-storey Queen Anne dwelling on St Georges Road



Image 216. Edwardian home on Maysbury Avenue



Image 217. A row of Victorian cottages on Regent Street with a new development that reflects the surrounding character.



Image 218. Canopy trees in a front garden on Staniland Grove



Image 219. Double-storey walk-up apartment on the west side of St Georges Road



Image 220. Double-storey walk-up apartment on the east side of St Georges Road



Image 221. Victorian cottage on Regent Street



Image 222. Edwardian dwelling on Staniland Grove



Image 223. Edwardian dwelling on Staniland Grove

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

Because of the Heritage Overlay applied to this precinct, additional heritage assessment will be undertaken to determine the appropriateness of the current RGZ1. This work will be undertaken as part of the revised structure plan.



Image 224.
Orrong Road

Three-storey apartment on



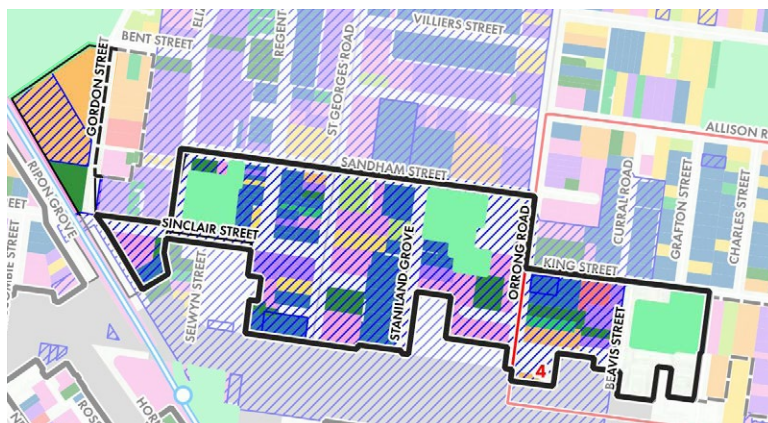
Image 225.
Sinclair Street

Recent development on



Image 226.

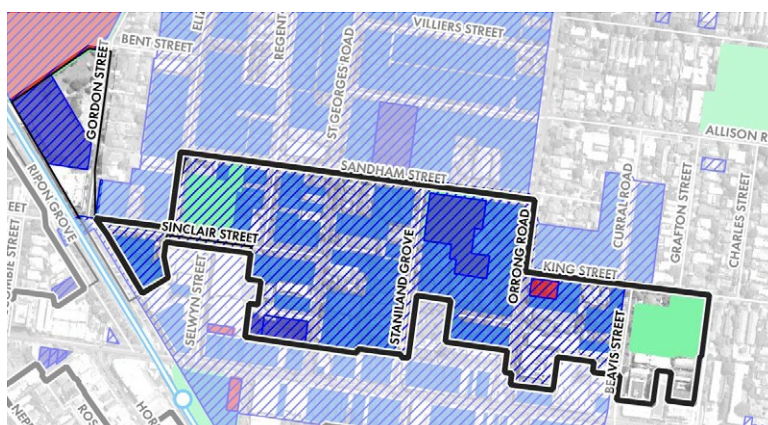
Caulfield RSL on St Georges Road



Architectural Eras

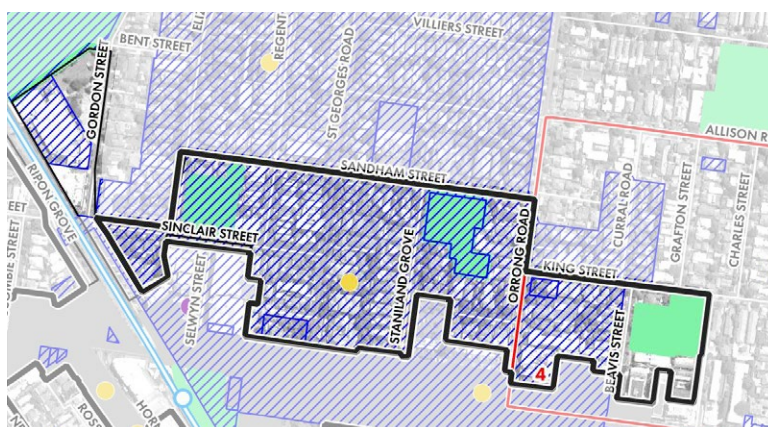
- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current

- Neighbourhood Character Overlay
- Heritage Overlay



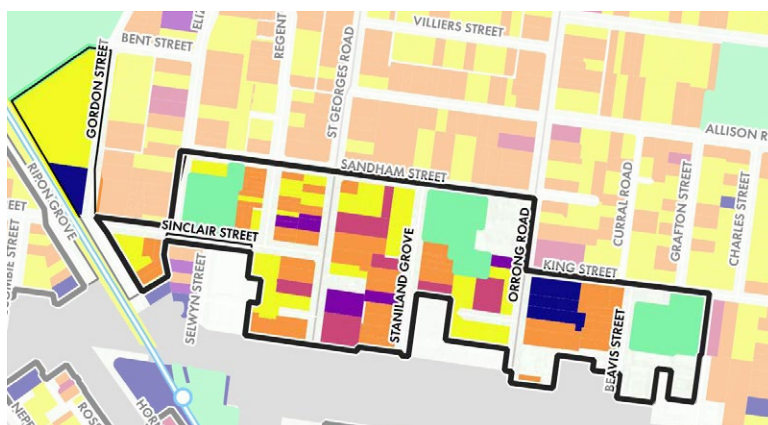
Existing Heritage Classifications

- Contributory
- Significant
- Victorian Heritage Register
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits - No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



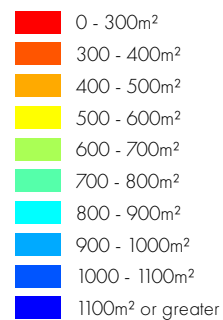
Building Heights

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

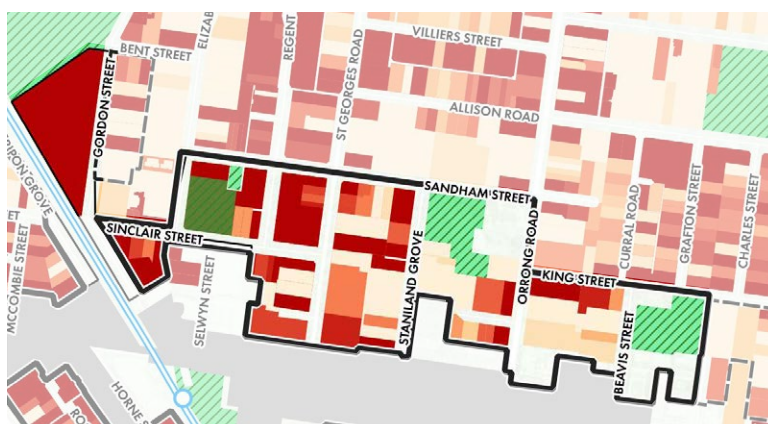
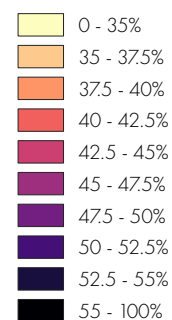
Figure 245. Elsternwick Precinct 1 - Character Element Mapping



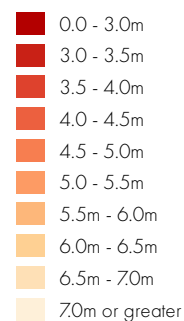
Lot Sizes



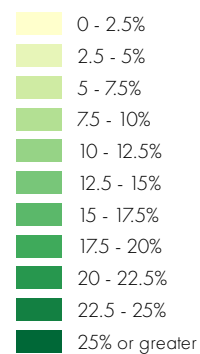
Building Site Coverage (%)



Street Setbacks



Tree Coverage (%)



3.3.2 ELSTERNWICK PRECINCT 2

This precinct is located to the south of Glen Huntly Road retail strip in close proximity to the Railway Station.

It has an intact character with the majority of dwellings being either Victorian, Edwardian or Californian bungalow in style. Redevelopment has been limited, mostly occurring in 1960s to 1980s. With large lots, established gardens and intact dwellings, the precinct has a historic and leafy character.

DEVELOPMENT ACTIVITY

Recent development activity within the precinct is limited. There are at least 2 apartment developments in this precinct in the last 5 or so years - 45 Orrong Road (11 Apartments) and adaptation and extension of churches at 64-66 Orrong Road.

HERITAGE

Lots on both side of Orrong Road and a Californian bungalow on Stanley Street are covered by Heritage Overlays, while the rest of the precinct is covered by a Schedule 4 to the Neighbourhood Character Overlay (NCO4). The 2019 Heritage Study has identified the majority of the precinct as 'Contributory'.

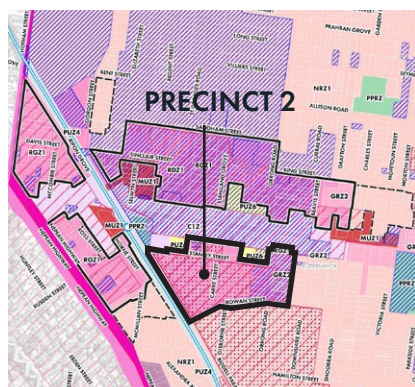


Figure 246. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	There is a strong presence of original dwellings across the precinct. The NCO4 area includes primarily Californian bungalows and Edwardian dwellings. The HO72 area on Orrong Road includes a number of Victorian dwellings. There is a presence of Post-War units and walk-ups however the original dwellings create the prevailing character.
Building Heights	Buildings in the precinct are generally single and double storey.
Building Forms	Dwelling forms are consistent across the precinct. Original dwellings are generally double fronted with a large side setback to one boundary and small setback to the other. This creates a consistent rhythm of dwelling spacing along the streets.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Walk-up apartments have a mix of pitched and flat roof forms.
Building Materials	Materials are typically brick with tile roofing.
Lot Sizes	Lot sizes within the precinct are generally large ranging from 700sqm to 1,000sqm.
Site Coverage	Building site coverage is relatively low with the majority of lots under 45%, and a number of properties lower than 35%, particularly on Riddell Parade. Lots on the west side of Orrong Road are higher due to larger building footprints.
Front Setbacks	Front setbacks are typically generous and over 8m. Lots with units have smaller setbacks, typically around 5m or less. Carre Street has a number of properties with 3m setbacks.
Side Setbacks	Original dwellings generally have 3m side setback on one side for vehicle access and 1m on the other. Walk-up apartments generally have larger side setbacks with at-grade parking.
Car Parking	Car parking is generally on-street or located within front setbacks on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building.
Gardens	Spacious front gardens make an important contribution to the streetscape character with many gardens containing canopy trees. This is reflected in the relatively high tree coverage within private land across the precinct.
Front Fencing	Generally timber picket fence, wrought iron fence and brick fence. Fence are typically low to medium height.
Streetscapes	Street trees generally have limited presence however Riddell Parade has significant avenue planting.

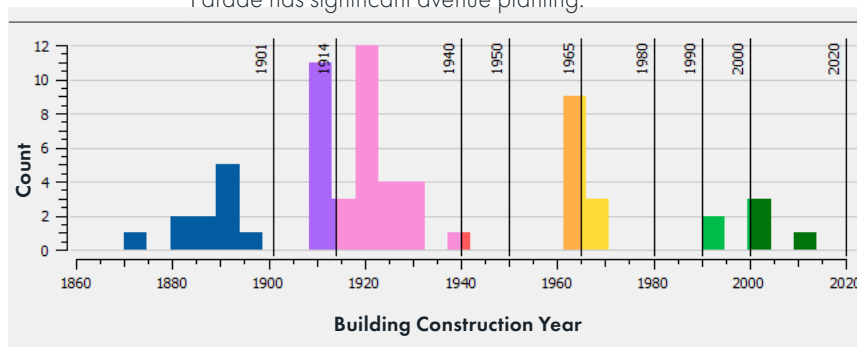


Figure 247. Graph showing the distribution of building construction year across Elsternwick Precinct 2

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

NCO4 Area

The NCO4 area within Precinct 2 has a very intact character with the 36 out of the 42 (85%) of properties having either Edwardian or Californian bungalow dwellings. This is recognised through the application of Schedule 4 to the Neighbourhood Character Overlay, which seeks to 'prevent, where necessary, the removal of buildings and vegetation before the neighbourhood character features of the site and the new development have been evaluated.'

Because of the application of NCO4, it is assumed that the precinct will largely retain its original dwellings, which gives the precinct a historic and spacious character with regular spacing and front setbacks. This assessment has therefore considered whether the development outcomes supported through the existing RGZ1 are compatible with the existing character.

In terms of building scale, the four storey building height would be 2-3 storeys higher than the majority of buildings in the precinct. This change would overwhelm the original dwellings, which are predominantly single storey.

The apartment buildings supported through the RGZ are not compatible with spacious garden character of the precinct and regular dwelling spacing. Existing dwellings are generally double fronted, with generous front and side setbacks which allows gardens to form a key part of the streetscape.

With consideration of the dwelling retention objectives of NCO4, and the low scale and spacious character of the precinct discussed above, the application of RGZ1 is not considered appropriate.

The northern side of Stanley Street is potentially a location that could support the built form outcomes allowed through the RGZ. This area immediately abuts the Commercial 1 Zone, which supports building heights of up to four storeys through DDO10.

The potential future loss of the remaining original dwellings through redevelopment will not have significant impact on the overall character as there is a limited number of them and they are surrounded by taller buildings or strategic redevelopment sites (see Image 22).

However a key constraint for this area is the individually significant heritage building at 18 Stanley Street. This building will likely remain so the impact of four storey development adjacent to the building needs further consideration. This will be undertaken through heritage assessment which will occur as part of the Structure Plan refinement.

HO72 Area

Because of the Heritage Overlay applying to this part of the precinct, additional heritage assessment will be undertaken to determine the appropriateness of the current RGZ1. This work will be undertaken as part of the Structure Plan refinement.



Image 227. Original dwelling next to redevelopment building on the corner of Stanley Street and Carre Street



Image 228. Victorian home on Orrong Road

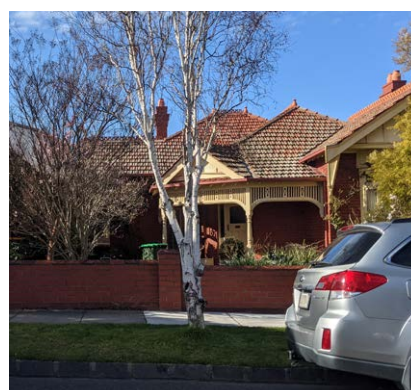


Image 229. Edwardian home on Carre Street



Image 230. Double-storey walk-up on Rowan Street



Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Precinct Boundary
- Neighbourhood Character Overlay
- Heritage Overlay



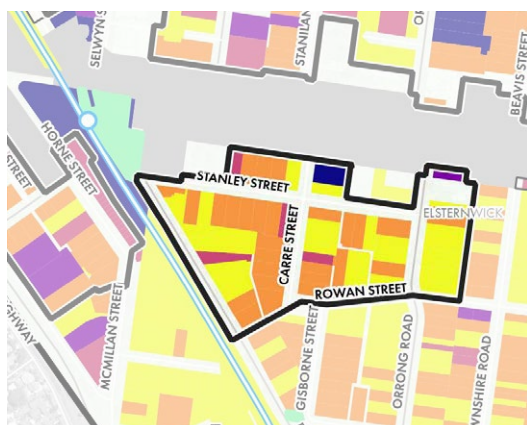
Existing Heritage Classifications

- Contributory
- Significant
- Victorian Heritage Register
- Non Residential Area
- Precinct Boundary
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits - No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- RGZ and GRZ zones
- Neighbourhood Character Overlay
- Heritage Overlay



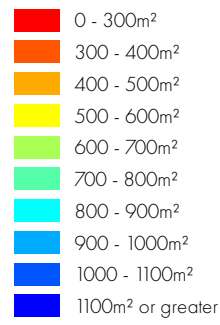
Building Heights

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

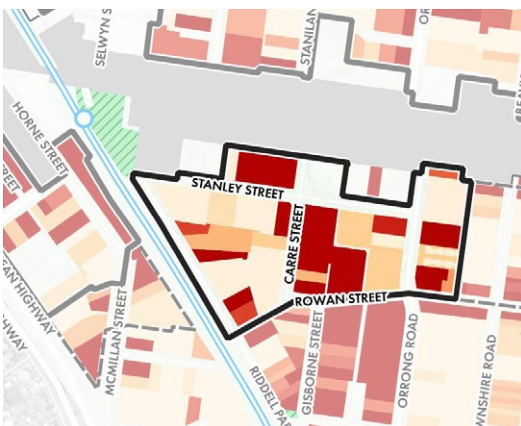
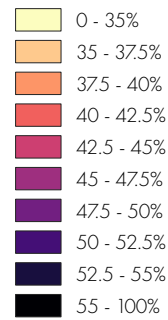
Figure 248. Elsternwick Precinct 2 - Character Element Mapping



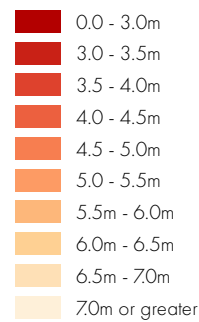
Lot Sizes



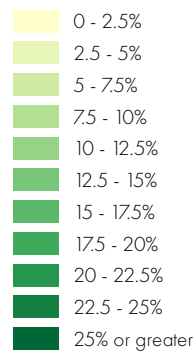
Building Site Coverage (%)



Street Setbacks



Tree Coverage (%)



3.3.3 ELSTERNWICK PRECINCT 3

This precinct is strategically located within close proximity Elsternwick Railway station, the retail strip and Nepean Highway.

The precinct has a varied character due to the range of architectural styles and dwelling types and lot configurations.

DEVELOPMENT ACTIVITY

There have been no approved permits within the precinct in the past 5 years, nor development constructed in the past 10 years. However, there are two approved permits for 44 dwellings and 19 dwellings on Horne Street, just outside of the precinct.

HERITAGE

This area is not in a heritage precinct, however, there are 3 individual Heritage Overlays within the precinct. 'Roseneath' Villa on Nepean Highway, the Old English dual-occupancy (side-by-side townhouse) on Nepean Highway and the P.&M.T.T. building on Rusden Street. The 2019 study recommended adding the southern side of Horne Street to the HO. However, based on the strategic location of the area and the priority to establish a municipality-wide housing framework at this point in time, new heritage protection in these areas will only be considered or progressed once a broader housing diversity framework is in place and will be considered in that context.

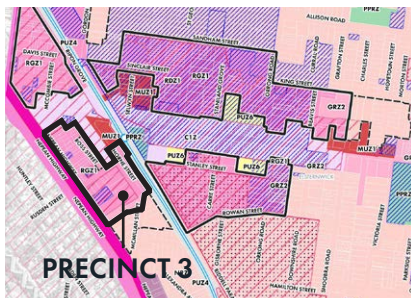


Figure 249. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	Architectural eras are mixed. There is a strong presence of walk-up apartments from 1960s to 1980s on Nepean Highway, particularly the southern end. For the balance of the precinct dwelling eras include a mix of some original Victorian and Edwardian dwellings located amongst post-war walk-ups and more recent townhouses.
Building Heights	Building heights within the precinct are mixed. While majority of the original dwellings are single-storey, the townhouses along Horne Street are double-storey, and walk-up apartments on Nepean Highway are 2 to 4 storeys.
Building Forms	Building forms are mixed and relate to the building eras. The remaining single fronted Victorian cottages have narrow forms and limited space between dwellings. The Edwardian dwellings are double fronted with a greater amount of space between dwellings. The post-war walk-up buildings have bulkier double storey forms however generally have space between buildings for vehicle access.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Walk-up apartments have a mix of pitched and flat roof forms.
Building Materials	Mix of timber and brick for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes differ greatly. Properties on Nepean Highway are typically over 600sqm, in particular, lots with walk-up apartments are generally over 1000sqm. Properties on the north side of Ross Street are small, typically under 300sqm, similar to the townhouses on Horne Street, ranging between 200sqm to 300sqm.
Site Coverage	Building site coverage varies greatly. While lots with original dwellings on Horne Street, McMillan Street and Nepean Highway are typically under 45%, small lots with original dwellings on Ross Street have a higher coverage of between 60% and 85%.
Front Setbacks	Despite the strong presence of strata developments, front setbacks are generally large at around 7-8m along Nepean Highway, particularly south of Rusden Street. Original dwellings tend to have smaller front setbacks at 5-6m along Nepean Highway, McMillan Street and Horne Street. Smaller front setbacks of less than 3m can be found on Ross Street and the north side of Horne Street, where lot sizes are smaller.
Side Setbacks	Single fronted Victorian cottages have narrow side setbacks, typically 1m or less. The Edwardian dwellings have slightly larger side setbacks. The post-war walk-up buildings generally have space between buildings for vehicle access.
Car Parking	Car parking is generally on-street or located within front setbacks on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building.
Gardens	There are substantial trees in the front and rear gardens of larger lots, particularly south of Rusden Street, where tree coverage on private land is 20% to 25%.
Front Fencing	Mixed materials and heights, typically higher along Nepean Highway due to its arterial role.
Streetscapes	Street tree coverage is generally consistent on McMillan Street and Horne Street, around 12.5% to 15%. There are no street tree on Ross Street due to narrow width.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

This precinct is zoned RGZ1. It has a varied character with a range of architectural styles and building forms. There are a number of original Victorian and Edwardian dwellings across the precinct with varying levels of detail and quality.

Ross Street has a varied character, which is due to the narrow road and the mix of architectural eras. The original Victorian dwellings have limited detailing and are of varied quality. The RGZ is considered to be appropriate in this location as the loss of original dwellings will not significantly impact on the character.

The Nepean Highway frontage has a varied character with buildings of varying scale, form and architectural area. RGZ is considered appropriate and redevelopment would help to reinforce a high quality boulevard character.

The southern side of Horne Street has the most intact character with mostly Edwardian dwellings. This area is identified as 'Proposed Contributory' heritage in the 2019 Heritage Study.

This area will be further investigated through an additional heritage assessment undertaken as part of the Structure Plan refinement.



Image 233. Edwardian dwelling on Horne Street

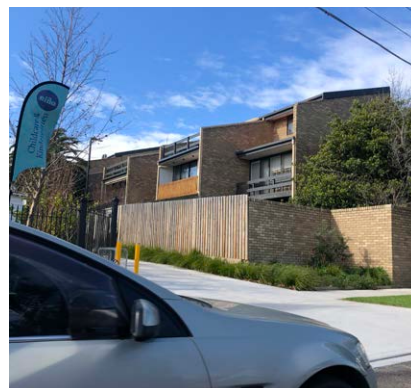


Image 234. Three-storey apartment on Nepean Highway

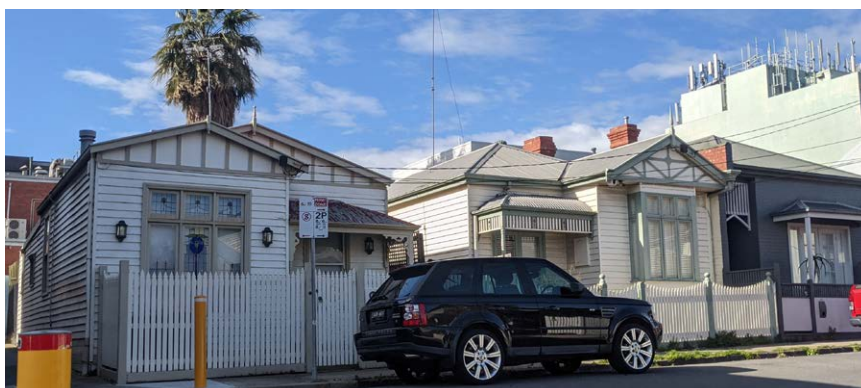


Image 235. Small Edwardian dwellings on Ross Street



Image 236. Edwardian dwelling on Horne Street



Image 237. Old English duplex on Nepean Highway

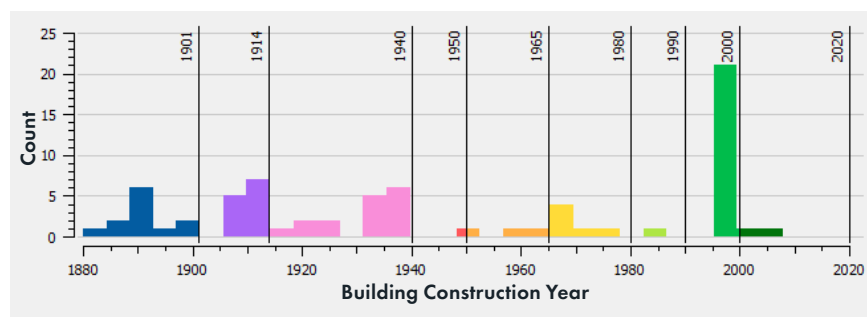
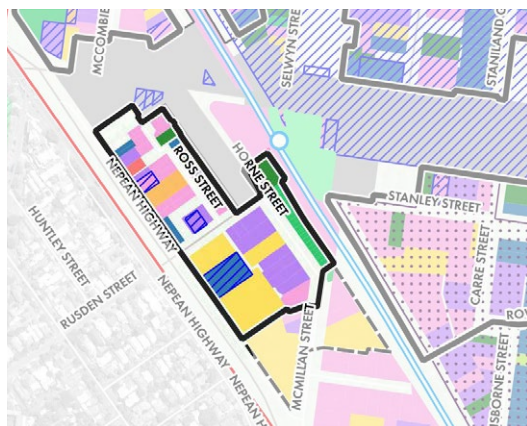


Image 239. Graph showing the distribution of building construction year across Elsternwick Precinct 3

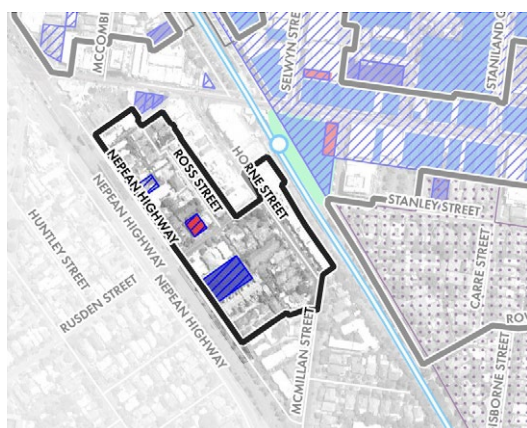


Image 238. Mature tree in private gardens



Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay



Existing Heritage Classifications

- Contributory
- Significant
- Victorian Heritage Register
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits - No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



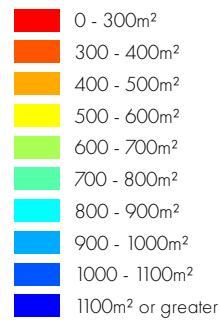
Building Heights

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

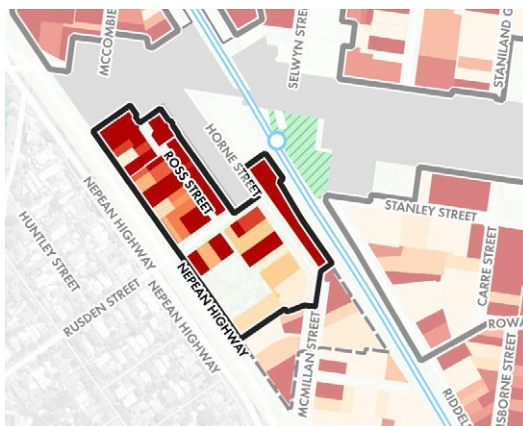
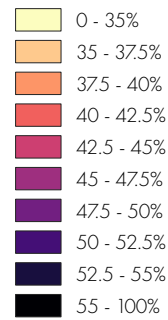
Figure 250. Elsternwick Precinct 3 - Character Element Mapping



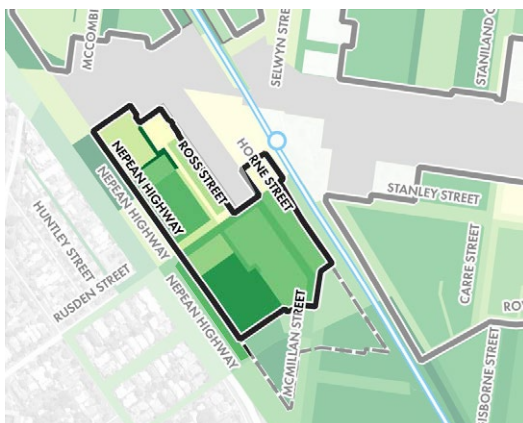
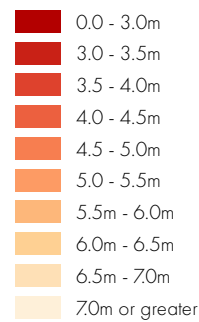
Lot Sizes



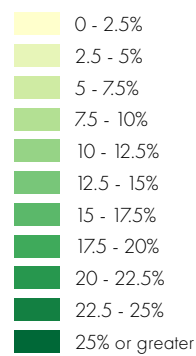
Building Site Coverage (%)



Street Setbacks



Tree Coverage (%)



3.3.4 ELSTERNWICK PRECINCT 4

This precinct forms a triangle bounded by major roads and the railway line. It is located within very close proximity to the railway station and shopping strip.

This precinct has a varied character which is due to mix of dwelling eras, dwelling forms and lot configuration.

DEVELOPMENT ACTIVITY

There were no approved permits in the past 5 years within the precinct. There were 3 developments in the past 10 years, one on Hotham street, and the balance on Davis Street.

HERITAGE

The precinct contains 5 individual Heritage Overlays, including the former Third Church of Christ on Ripon Grove, 12 Ripon Grove, the Caulfield Scout Hall, the St Clement's Anglican Church and Lumea on Hotham Road.

The 2019 Heritage study identifies properties on both sides of McCombie Street 'Recommended Contributory' sites. However, based on the strategic location of the area and the priority to establish a municipality-wide housing framework at this point in time, new heritage protection in these areas will only be considered or progressed once a broader housing diversity framework is in place and will be considered in that context.

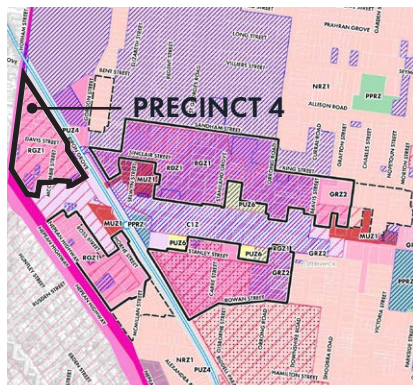


Figure 251. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	Architectural eras are mixed across the precinct. A number of Victorian homes are located on Davis Street, Hotham Street and Ripon Grove. A number of strata development including two storey walk-ups, single storey villa units from the 50s and 70s, and recent townhouses are focused north of Davis Street. McCombie contains mostly original Victorian and Edwardian dwellings.
Building Heights	Buildings in the precinct are generally single-storey with some double-storey units and townhouses dispersed throughout. The tallest built form within the precinct is the former Third Church of Christ on Ripon Grove.
Building Forms	Building forms are mixed and relate to the building eras. The remaining single fronted Victorian cottages have narrow forms and limited space between dwellings. The Edwardian dwellings are double fronted with a greater amount of space between dwellings. The post-war walk-up buildings have bulkier double storey forms however generally have space between buildings for vehicle access.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Walk-up apartments have a mix of pitched and flat roof forms.
Building Materials	Mix of timber, concrete renders and brick for walls. Roofing is a mix of timber, , tiles and corrugated steel.
Lot Sizes	Lot sizes vary across the precinct due to its triangular layout. A number of sites north of Davis Street range from 300sqm to 400sqm, with some larger properties fronting Hotham Street. Lots on the south side of Davis Street are more consistent, ranging between 500sqm to 600sqm.
Site Coverage	Building site coverage varies. There are significant number of properties with over 55% site coverage and some properties as low as 35%.
Front Setbacks	Front setbacks are predominantly small ranging from 2-4m. Davis street has a number of properties with larger setbacks of 7-8m.
Side Setbacks	Single fronted Victorian cottages have narrow side setbacks, typically 1m or less. The Edwardian dwellings have a greater amount of side setbacks, typically 3m. The post-war walk-up buildings generally have space between buildings for vehicle access.
Car Parking	Car parking is generally on-street or located within front setbacks on lots with original dwellings. Car parking for walk-up apartments is generally provided in separated carports or within the undercroft of the building. Recent development typically includes garages which are built to the side boundary integrated as part of the dwelling.
Gardens	The contribution of front gardens to the streetscapes is mixed across the precinct. The tree coverage on private property generally ranges between 10% to 15%.
Front Fencing	Predominantly medium height timber picket front fencing. High front fencing is common along Hotham Street.
Streetscapes	McCombie Street, Miller Street and south side of Davis Street present the highest street tree coverage at 25%. The large native street trees in McCombie Street make a significant impact.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

This precinct has a varied character which is due to mix of dwelling eras and lot configuration. For Hotham Street, Ripon Grove, Davis Street, and Miller Street, a number of original dwellings have been replaced with contemporary buildings and there are a number of post-war walk-up buildings.

Because of the varied character and mix of dwelling forms, applying the RGZ would not have significant impact on the overall character of the precinct. However, consideration should be given to how the transition in heights is managed between the four storey developments supported through the RGZ, to the small lot single storey cottages that are less likely to redevelop.

McCombie Street has the most consistent character with every dwelling in the street being either Victorian, Edwardian or a Californian bungalow.



Image 241. Dwellings on McCombie Street



Image 242. Edwardian Dwelling on Davis Street



Image 243. Mature street trees on the northern end of McCombie Street



Image 244. Edwardian dwellings on the southern end of McCombie Street



Image 245. Edwardian dwellings on the northern end of McCombie Street

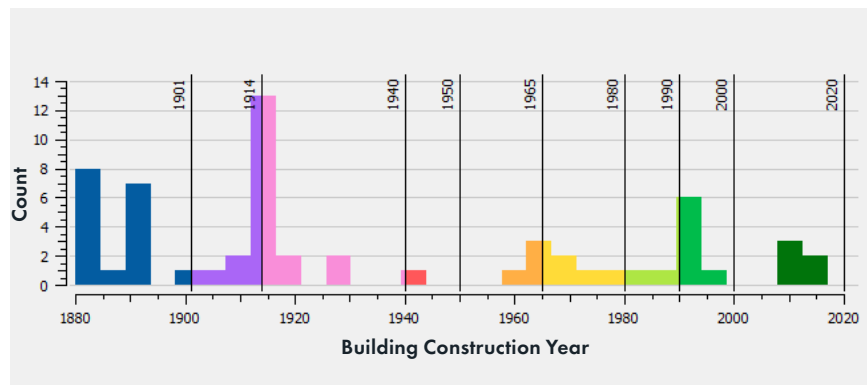
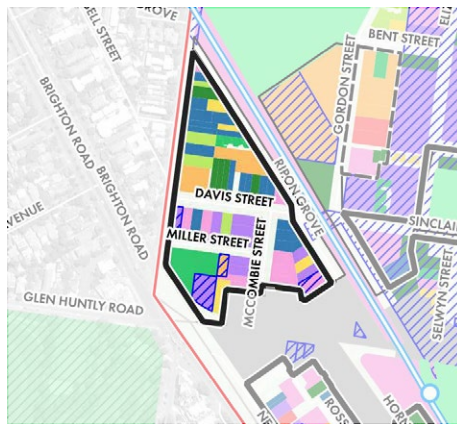


Figure 252. Graph showing the distribution of building construction year across Elsternwick Precinct 4

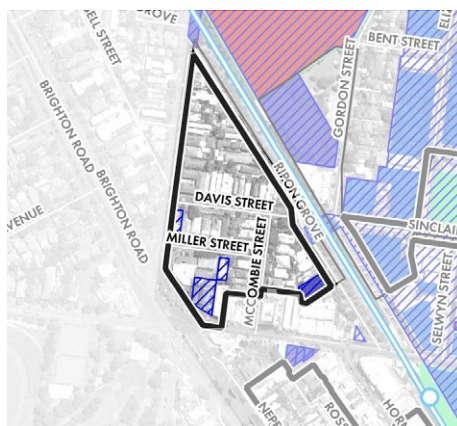


Image 246. Double-storey walk-up units on Ripon Grove



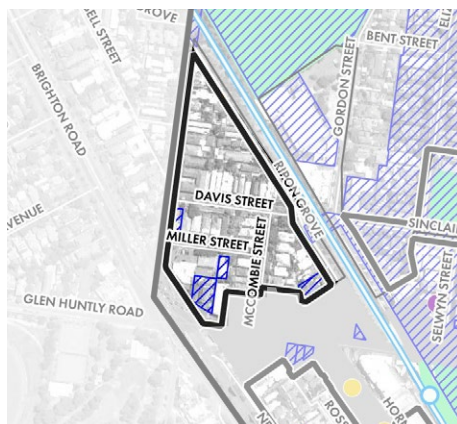
Architectural Eras

- 1840 - 1901 (Victorian)
 - 1901 - 1914 (Edwardian & Queen Anne)
 - 1914 - 1940 (Bungalow & Inter-war)
 - 1940 - 1950 (Post war)
 - 1955 - 1965 (Post War)
 - 1965 - 1980
 - 1980 - 1990
 - 1990 - 2000
 - 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay



Existing Heritage Classifications

- Contributory
 - Significant
 - Victorian Heritage Register
 - Non Residential Area
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits - No. of dwellings

- 2
 - 3
 - 4
 - 5
 - 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



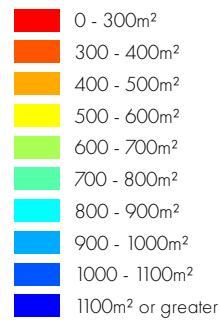
Building Heights

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

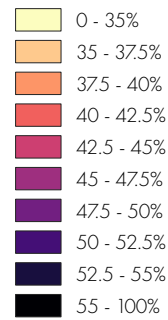
Figure 253. Elsternwick Precinct 4 - Character Element Mapping



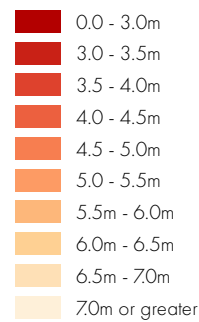
Lot Sizes



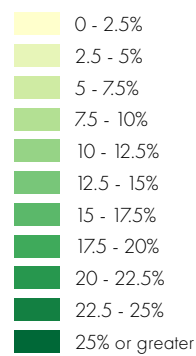
Building Site Coverage (%)



Street Setbacks



Tree Coverage (%)



This section provides an assessment of four locations in the residential streets near the Elsternwick MAC, which have been identified as having potential to provide additional housing.

These areas are generally located close to the railway station and the commercial areas of the MAC, or have been identified through the Elsternwick MAC Structure Plan as providing additional housing.

Each area is currently zoned Neighbourhood Residential and this assessment considers whether a more intensive housing zone such as the General Residential Zone or Residential Growth Zone could be applied without significantly impacting on existing character.

These areas have been assessed through extensive desktop mapping analysis and a site visit to consider the impacts of additional housing in each area.

3.4.1 INVESTIGATION AREA E1

Gordon Street was identified as an investigation area for additional housing because of its existing NRZ1 zoning and its close proximity to the railway station. It is also located opposite the former ABC Studio site which is identified as a 'Strategic Site' in the Structure Plan.

The area includes ten properties which contain primarily single-storey post-war dwellings. There are also two inter-war dwellings and one recently developed house on Bent Street.

Dwellings have consistent front and side setbacks and create a consistent rhythm of spacing to the street. Front gardens make an important contribution to the streetscape.

Because of its strategic location, its identification in the Structure Plan as an area for housing intensification, and the absence of historic dwellings, this area is considered to be appropriate for additional housing through the application of the Residential Growth Zone.

Although there are consistent architectural eras in the street, the dwellings are primarily from the post-war period and have simple detailing. Their replacement will not be significant in the context of the Elsternwick and the City of Glen Eira.

The four storey building forms allowed through the RGZ will integrate with the taller building forms proposed for the former ABC Studio site and will provide a suitable transition to the adjoining NRZ and Heritage properties to the east and south.



Image 247. Recent dwelling on Bent Street



Image 248. Post-war dwelling on Gordon Street



Image 249. Inter-war dwellings on Gordon Street

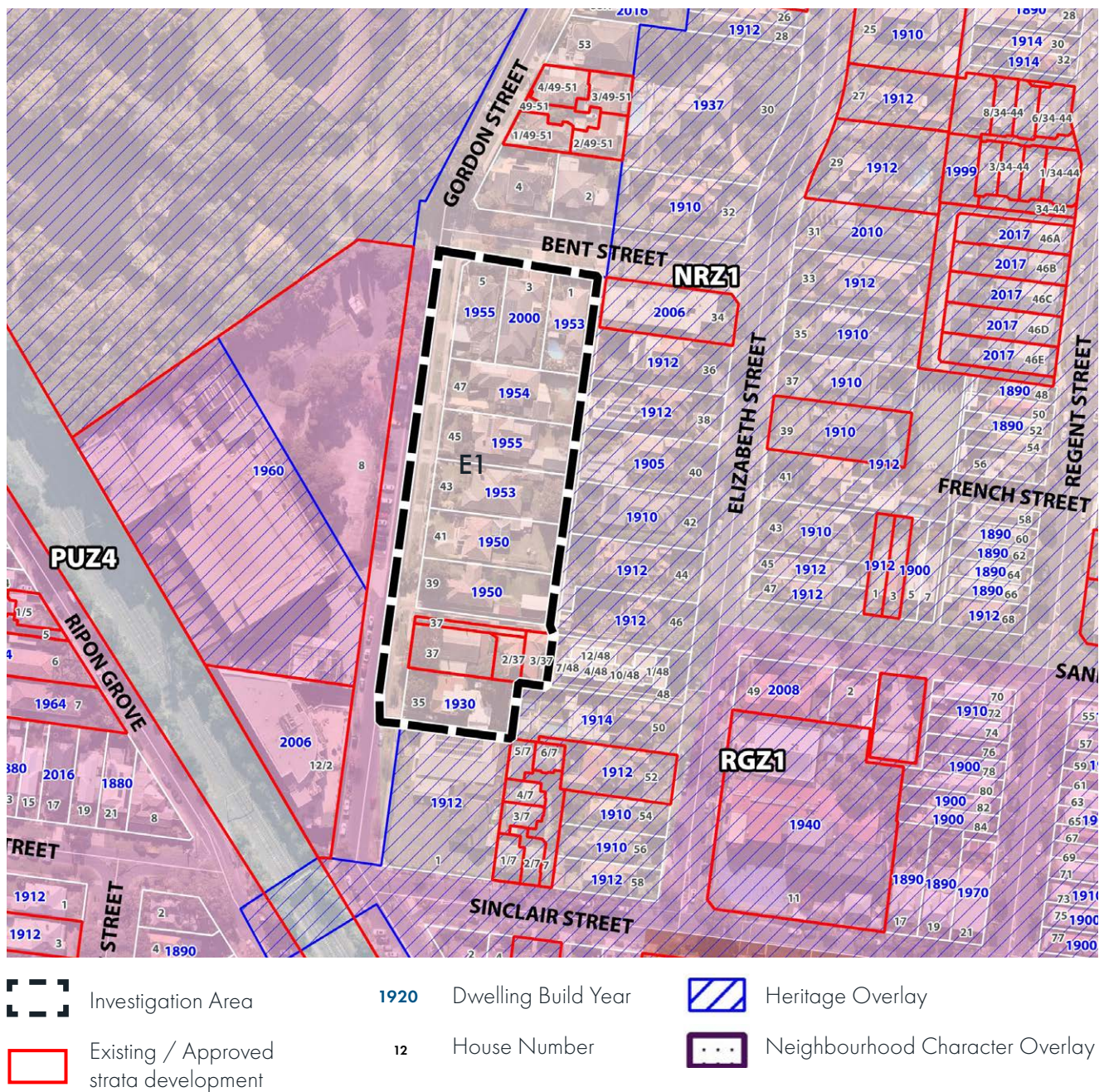


Figure 254. INVESTIGATION AREA E1

3.4.2 INVESTIGATION AREA E2

This area includes 30 properties fronting onto Hopetoun Street, King Street and Yorston Court. It was identified as an investigation area because of its NRZ1 zoning and proximity to the Glen Huntly Road shopping Strip. The Elsternwick Structure Plan identified the Yorston Court frontage as a ‘Strategic site’ and also identified the King Street frontage and west side of Hopetoun Street as a ‘Garden Townhouse’ built form of up to 3 storeys.

The precinct includes a number of original Edwardian and Californian bungalow dwellings as shown in the graph below. These dwelling are focused on Hopetoun Street and have consistent front setbacks with gardens that contribute to the streetscape character.

Elsewhere, buildings are predominantly post-war walk-up apartment buildings of two storeys.

13 out of the 16 properties fronting onto Hopetoun Street are identified

as ‘Proposed Contributory’ in the 2019 Heritage Study. This area will be further investigated through an additional heritage assessment undertaken as part of the Structure Plan refinement.

The remaining sites across the precinct are largely redeveloped with strata titled buildings, which reduces the likelihood of further redevelopment. Rezoning from NRZ to a more intensive housing zone is appropriate from a character perspective as the resulting built form will not be dissimilar to what currently exists.

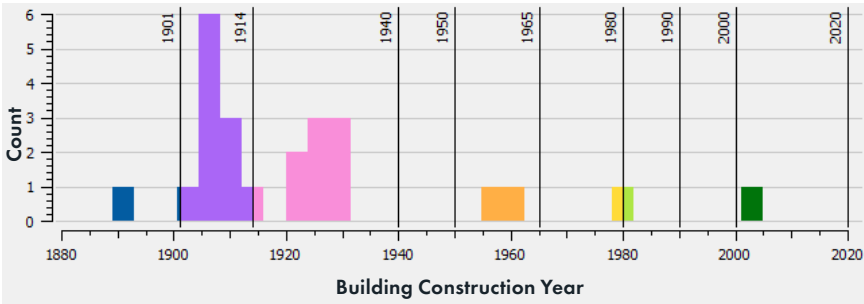


Figure 255. Graph showing the distribution of building construction year across Elsternwick Investigation Area 2



Image 250. Recent dwelling on Hopetoun Street



Image 251. Victorian dwelling on Hopetoun Street



Image 252. Edwardian dwelling on Hopetoun Street

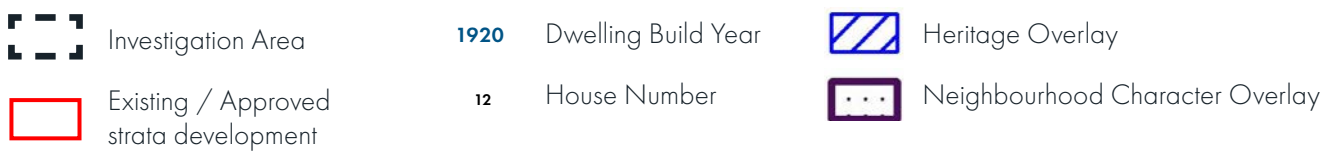
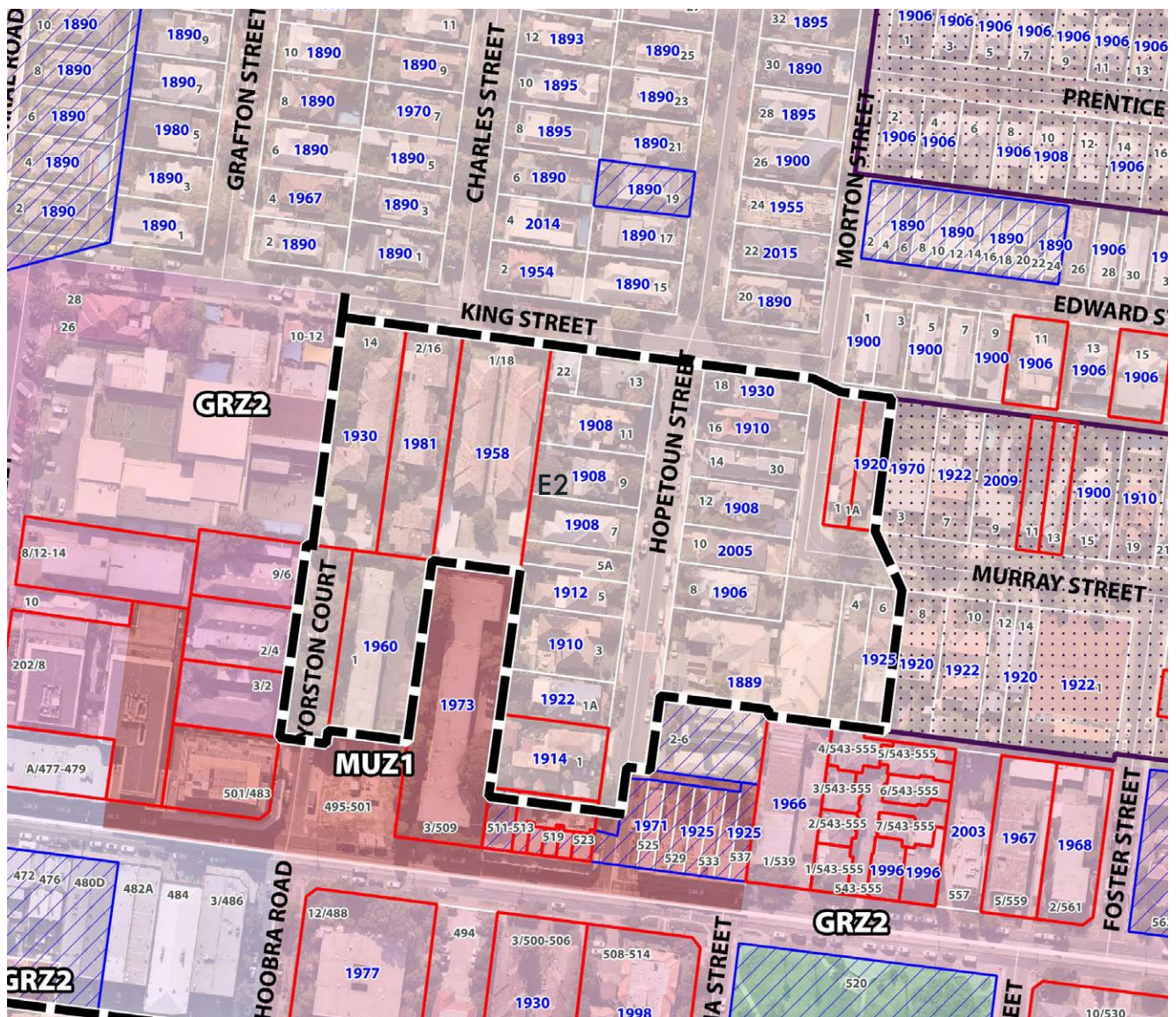


Figure 256. INVESTIGATION AREA E2

3.4.3 INVESTIGATION AREA E3

This area includes a number of properties south of Glen Huntly Road. It was included as Investigation Area because of its current NRZ1 zoning, proximity to the retail strip and tram stops along Glen Huntly Road.

The precinct includes a mix of dwelling eras however original single storey, Victorian, Edwardian and Californian bungalow dwellings are the predominant eras as shown in the graph below. These properties have generous front setbacks with established gardens that contribute to the streetscape.

Elsewhere, buildings are predominantly two-storey post-war walk-up apartment buildings, villa units and detached dwellings. Downshire Road has the greatest amount of redevelopment however the newer buildings integrate with the streetscape in terms of setbacks, scale and form.

The 2019 Heritage Study identifies 31 out of the 51 properties (61%) within the area as 'Proposed Contributory.' One property is identified as 'Proposed Significant' and the balance of properties are 'Non-contributory'.

Given that Council may decide to prepare a Planning Scheme Amendment in the future to introduce a Heritage Overlay to this area, it is recommended to retain the NRZ in this location.

On the basis of the above, the retention of the existing NRZ is recommended to provide development that is compatible with the contributory heritage properties.



Image 253. Post-war walk-up building on Downshire Road



Image 254. Post-war dwelling on Gordon Street



Image 255. Edwardian dwellings on Victorian Street

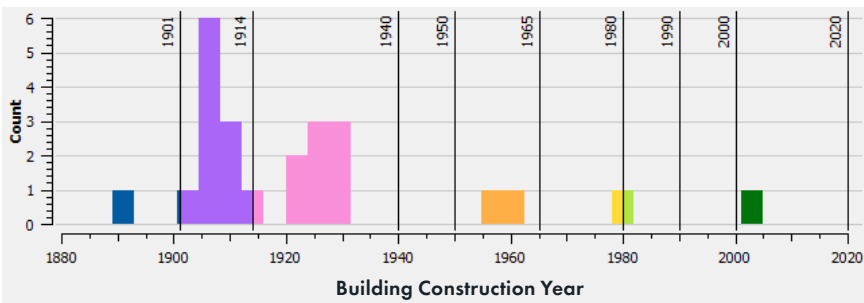


Figure 257. Graph showing the distribution of building construction year across Elsternwick Investigation Area 3

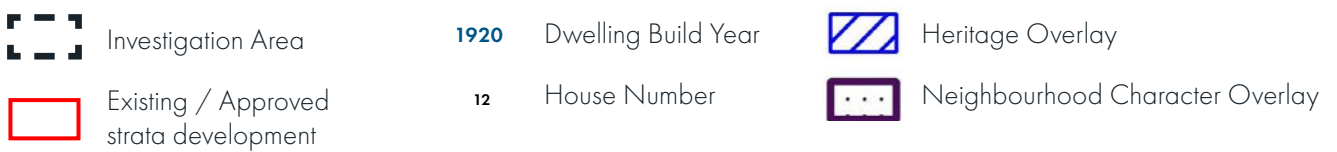
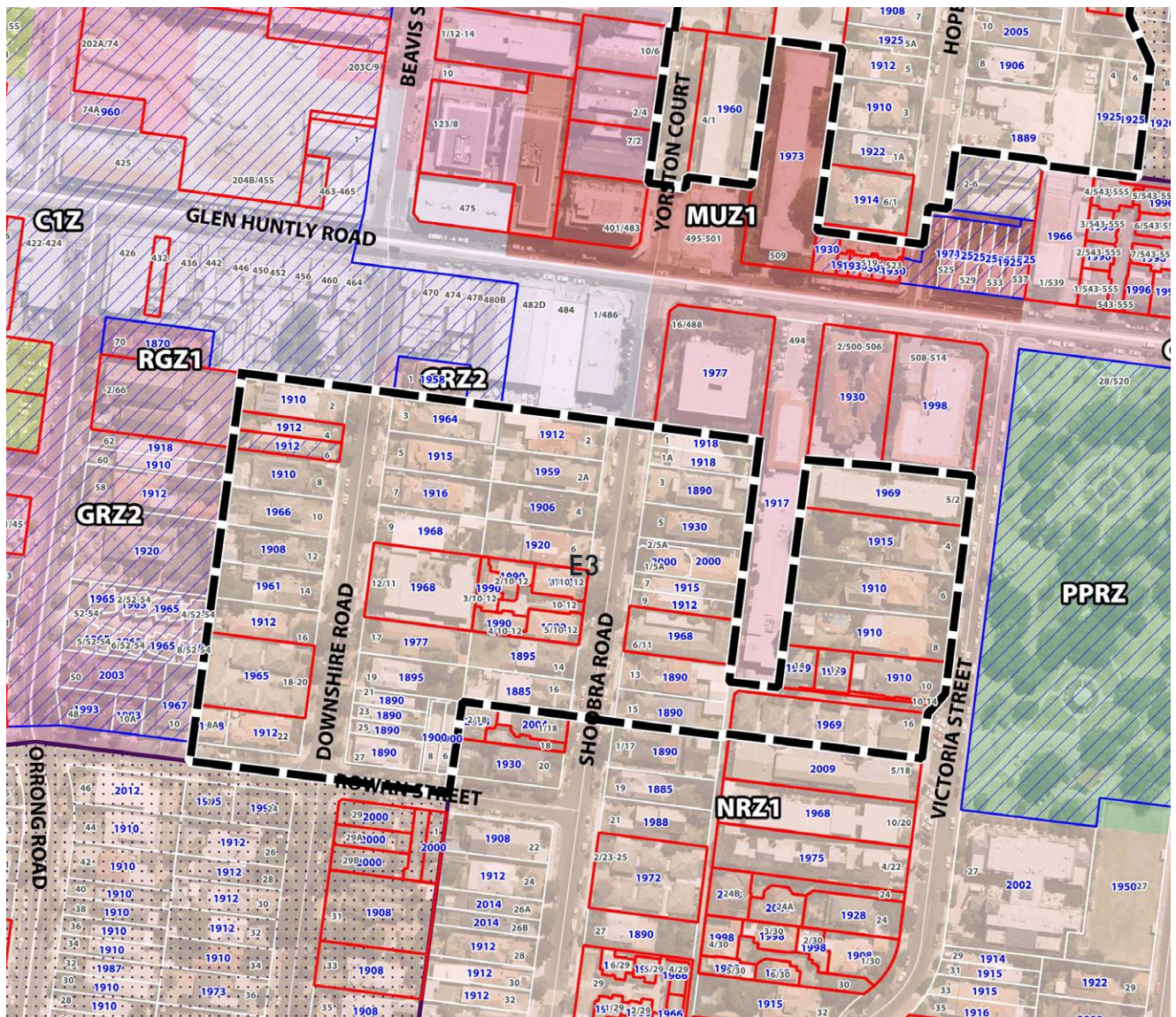


Figure 258. INVESTIGATION AREA E3

3.4.4 INVESTIGATION AREA E4

This area was identified because of its current NRZ1 zoning and strategic location near the railway station. The western side of McMillan Street is identified in the Elsternwick Structure Plan for ‘Garden Apartment’ built form outcomes up to four storeys and the east side of the road is identified for ‘Garden Townhouse’ built form outcomes up to three storeys.

Architectural eras in this area are varied. There is small group of original Edwardian and Californian bungalow dwellings at the northern end of McMillan Street. Elsewhere, 1960s and 70s walk-up apartments of up to four storeys are the predominant building style.

Two buildings on the northern end of McMillan Street are identified as ‘Recommended Contributory’ in the 2019 Heritage Study.

Because of the varied architectural eras, and strong presence of walk-up apartments, providing additional housing intensity through the Residential Growth Zone is considered appropriate.

The west side of McMillan Street would be appropriate for RGZ allowing development of up to four storeys as identified in the Structure Plan. However it is noted that this area is largely redeveloped with strata housing and rezoning may not result in additional housing capacity.

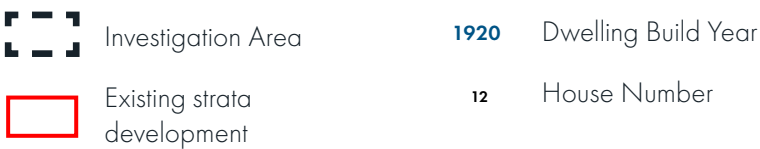
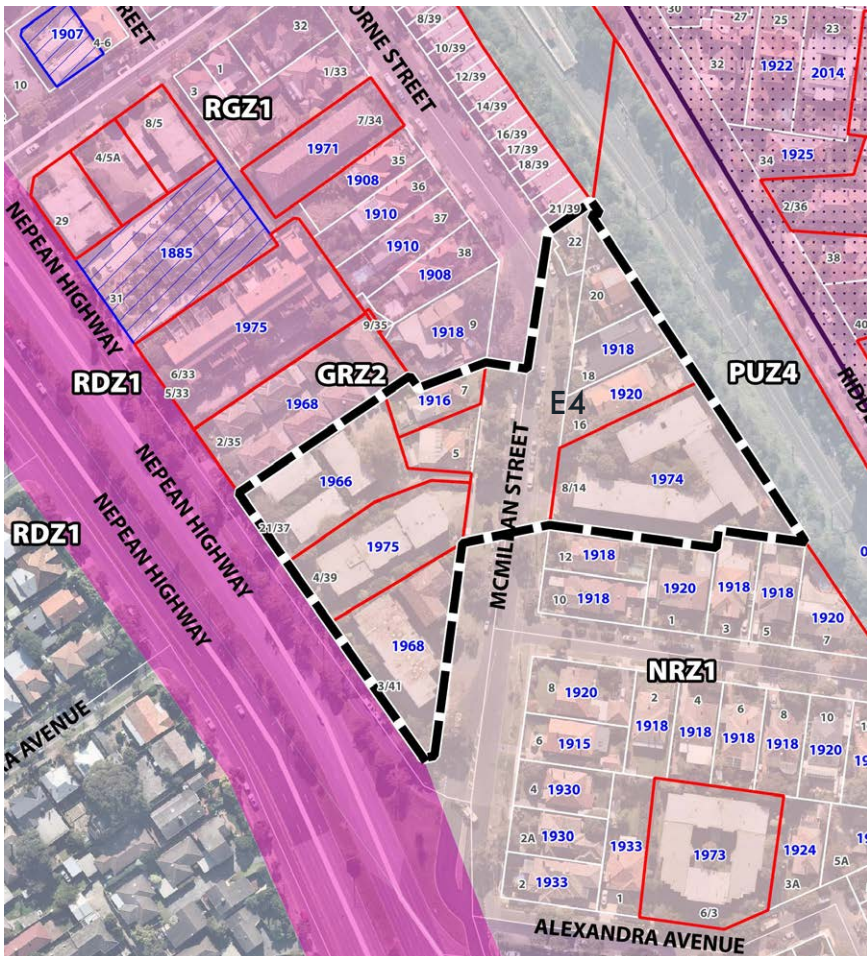


Figure 259. INVESTIGATION AREA E4



Image 256. 1970s apartment building on McMillan Street



Image 257. Californian bungalow dwelling on McMillan Street

3.4.5 INVESTIGATION AREA E5

The east side of Ross Street is identified because of its interface to the C1Z zoned land on Horne Street within the Easternwick Structure Plan boundary, on which higher built forms are expected. For example, there is an approved 10 level development on Horne Street and it is possible that the Structure Plan may recommend heights in the order of 12 storeys for Horne Street. The properties along Ross Street are currently in the Residential Growth Zone, with a schedule making the four storey height control mandatory. There is no Heritage Overlay or Neighbourhood Character Overlay in this location.

This area is still considered suitable for substantial change, in accordance with the objectives of the Residential Growth Zone. However, preliminary built form analysis has been conducted for this side of Ross Street to indicate whether there may be a more appropriate building height to provide a height transition between the C1Z and the remaining RGZ area. It is also to indicate whether a different height control would provide more equitable development potential for the small lots on this side of Ross Street than the present four storey height.

The preliminary analysis indicates that 6 levels may be achieved with lot consolidation and may provide an appropriate outcome on Ross Street if front setbacks and upper floor setbacks are provided.

Any change to the zone schedule and/or introduction of a Design and Development Overlay would be subject to further design and transport analysis.

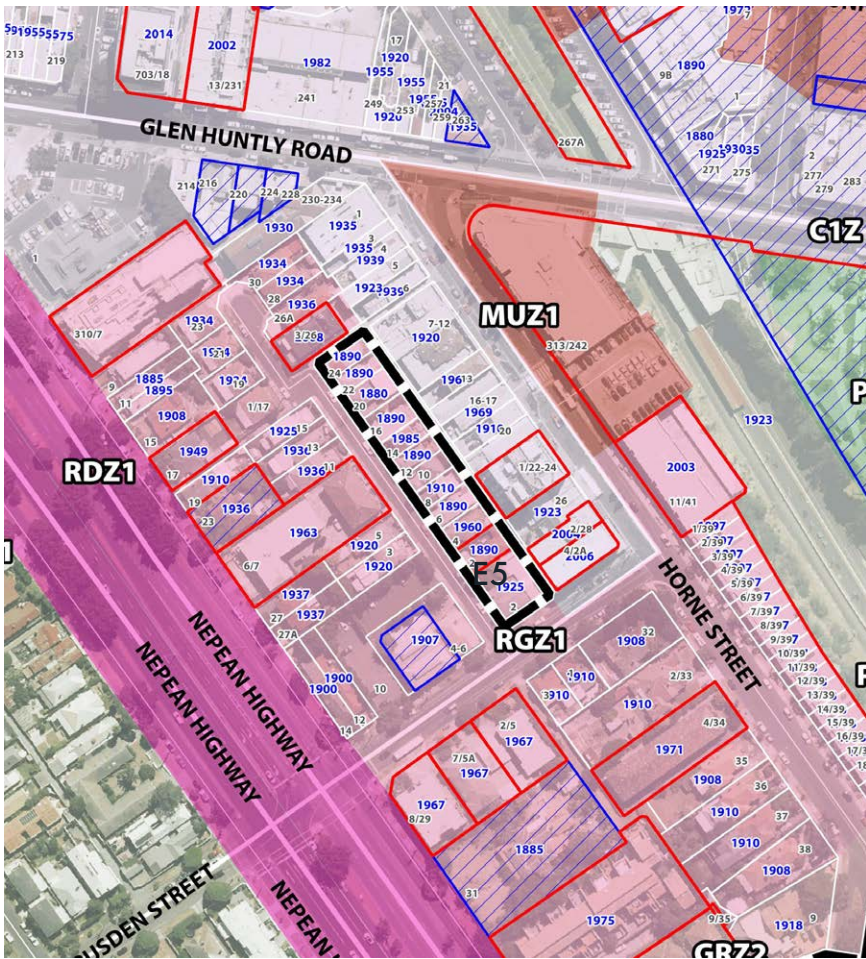


Figure 260. INVESTIGATION AREA E5



Image 258. Small Edwardian dwellings on Ross Street

4 RESIDENTIAL AREAS SURROUNDING THE BENTLEIGH MAC

4.1 CENTRE OVERVIEW

The Bentleigh Major Activity Centre (MAC) has been identified as a location for additional housing growth through the Glen Eira City Plan and the Bentleigh MAC Structure Plan. It is well positioned with a central train station, multiple bus routes and a significant retail offering. The Glen Eira City Plan provides the following shared vision statement for Bentleigh:

'Bentleigh will be an accessible, local shopping destination with a vibrant cafe and restaurant culture.

It will maintain its community feel with open space, places for people to meet and gather and a broad range of local businesses which meet the needs of a diverse community.'

The MAC has a mix of planning controls that apply to residential land, including three residential zones, an interim Design and Development Overlay and Heritage Overlays.

BENTLEIGH MAC RESIDENTIAL PRECINCTS & INVESTIGATION AREAS

For the purpose of this assessment, the residential areas surrounding the MAC have been divided into five precincts (refer to Figure 260). These precincts are generally defined by major road or rail infrastructure, and share common characteristics including dwelling types and planning controls.

Figure 260 also identifies four additional Investigation Areas. These areas are generally located close to the railway station and the commercial areas of the MAC and include larger properties suitable for redevelopment for additional housing.

The precincts and Investigation Areas have been assessed through extensive desktop mapping analysis and a site visit to consider the impacts of additional housing in each area.



Figure 261. Bentleigh MAC Study Area

- BP Bentleigh Precincts
- B1 Bentleigh Investigation Areas
- Precinct Boundary
- Investigation Area Boundary
- Train Stations
- Train Lines

4.2 EXISTING PLANNING CONTROLS

4.2.1 PLANNING ZONES

SCHEDULE 1 TO THE NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ1)

NRZ1 allows for residential development of up to two storeys and no more than nine metres as a mandatory limit. The minimum garden area requirement applies to land in NRZ1. Schedule 1 to the NRZ includes local variations to the ResCode standards, including a 60 square metre private open space standard and maximum site coverage of 50 per cent.

SCHEDULE 2 TO THE GENERAL RESIDENTIAL ZONE (GRZ2)

GRZ2 applies to small areas within the study area either along major roads or to single properties located between RGZ1 and NRZ1 land.

The General Residential Zone encourages development that respects the neighbourhood character of the area and encouraging diversity of housing types and housing growth particularly in locations offering good access to services and transport. The minimum garden area requirement applies to land in GRZ2. The zone allows for residential development of up to three storeys and no more than 11 metres as a mandatory limit.

SCHEDULE 1 TO THE RESIDENTIAL GROWTH ZONE (RGZ1)

RGZ1 applies to residential areas surrounding the commercial strip.

The purpose of the RGZ is to provide housing at increased densities in buildings up to four storeys in locations with good access to services and transport. It is intended as a transitional zone between more intensive development and other residential areas. The zone provides a mandatory 13.5 metre height limit for residential buildings.

4.2.2 PLANNING OVERLAYS

HERITAGE OVERLAY

A range of Heritage Overlays apply to several neighbourhoods around Bentleigh MAC, including an area south of the Centre Road retail strip in Precinct 4.

The Heritage Overlay identifies sites which should be given particular consideration for their heritage values when a planning application is being assessed for use and/or development.

INTERIM DEVELOPMENT CONTROL - DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)

DDO8 applies to the majority of the study area.

DDO8 is an interim planning control that effectively limits potential building heights in places including those where growth was intended when the new suite of residential zones was introduced.

As these controls are interim, they have not been considered as relevant policy context for the residential areas surrounding the Bentleigh MAC.

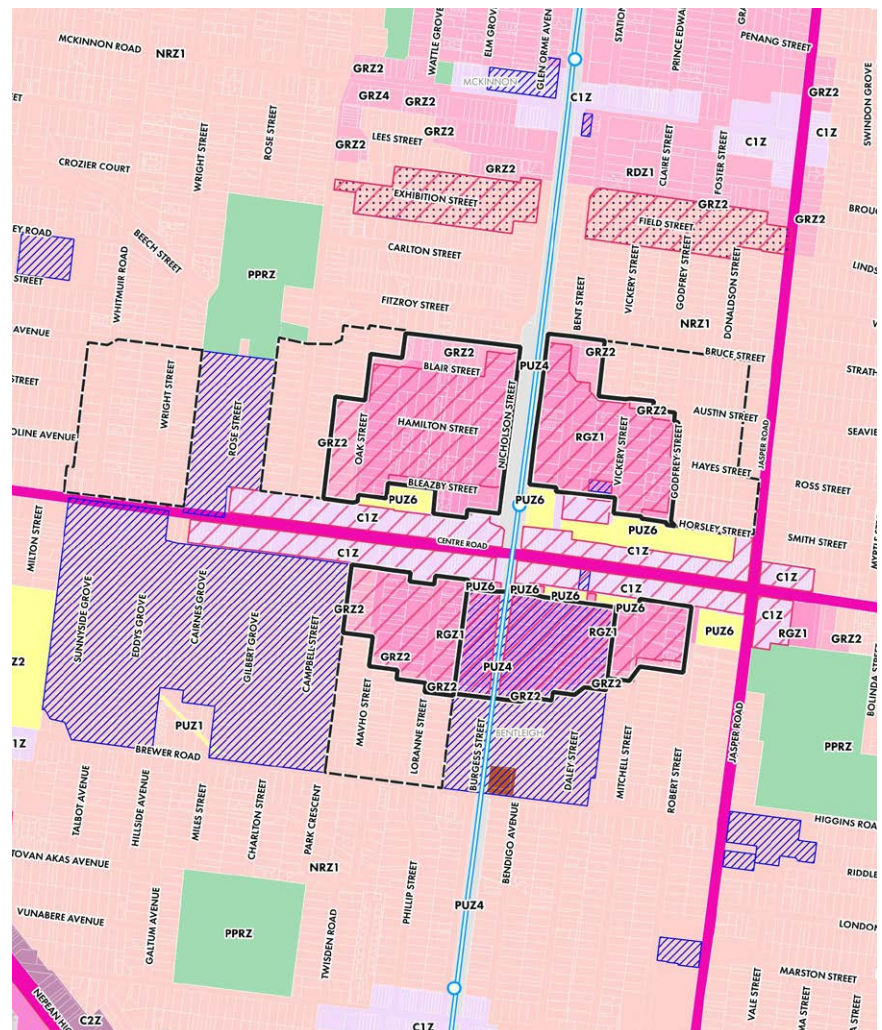


Figure 262. Bentleigh Planning Zones and Relevant Overlays

BENTLEIGH MAC RESIDENTIAL AREAS - OVERVIEW

Located on relatively flat topography, the residential areas around the Bentleigh MAC have been developed around a north-south grid street network, which is divided by the railway line.

The centre has developed from the 1920s with a strong presence of Californian bungalow dwellings in the residential streets. Over time some of these dwellings have been replaced by 1960s walk-up apartment buildings, and more recently townhouses, and three to four-storey apartment buildings.

The apartment buildings have a strong presence in the streetscape creating a new character in some locations. Where original dwellings are prominent, streets have a more spacious character which is due to the generous front gardens and side setbacks.

Street trees include a mix of evergreen and deciduous species and tree coverage varies across the neighbourhood.



Image 259. A street in Bentleigh with a strong presence of apartment buildings



Image 260. A typical Californian bungalow dwelling found in Bentleigh



Image 261. Post-war dwelling located in Mitchell Street

4.3.1 BENTLEIGH PRECINCT 1

This precinct is well located within close proximity to Bentleigh Railway station and retail strip on Centre Road.

The character of this precinct is transitioning in many streets. Remaining Californian bungalow dwellings are interspersed with a mix of villa units, townhouses and recent apartments. The recent apartment developments have a strong presence in the streetscapes due to their height and wider forms.

DEVELOPMENT ACTIVITY

There has been significant development activity within the precinct including six approved permits for developments over 5 dwellings, one permit for 2 dwellings and one permit for 3 dwellings. Over 10 developments have been constructed in the past 10 years.

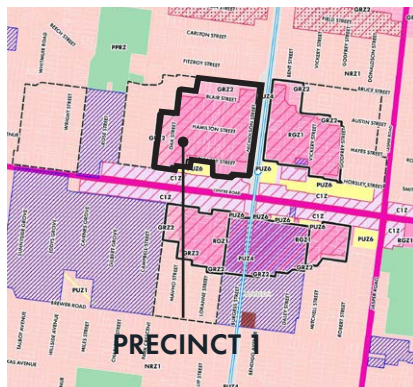


Figure 263. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	This precinct includes a mix of dwelling eras with a strong presence of strata developments. Apartments, villas and townhouses are prominent on Bleazby Street, Hamilton Street, Blair Street and Nicholson Street. Californian bungalow dwellings are more prominent on Oak Street, interspersed with more recently developed detached dwellings.
Building Heights	Building heights are mixed. Original Californian bungalow dwellings are predominantly single-storey, while villas and townhouses are a mix of single and double-storey. New apartment buildings are four storeys.
Building Forms	There is a contrast in building forms across the precinct. Original dwellings on Oak Street have a spacious feel with regular side setbacks. There is an emerging built form character due to recent apartment developments which have more prominent forms due to the four storey heights and wider building frontages spanning across consolidated lots.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Villas and town houses have a mix of pitched and flat roof forms.
Building Materials	Mix of timber, brick render and steel cladding for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary within the precinct. Properties with original dwellings are typically between 700-900sqm on Oak Street. Recent villas and townhouse developments are much smaller, some under 300sqm. Consolidated properties for multi-storey apartments are typically over 1,000sqm.
Site Coverage	Lots with original dwellings generally have a lower building site coverage, typically under 40%, this is evident on the less developed Oak Street. Site coverage on villa, town house and apartment sites is generally greater than 55%.
Front Setbacks	Front setbacks are generally large, over 8m. Recent villa units and town house developments on Blair Street, Hamilton Street and Bleazby Street often adopt the adjacent building setbacks, typically in the range of 5-8m. Apartment and town house developments setbacks on Nicholson Street are small, typically under 4m.
Side Setbacks	Dwelling spacing is also mixed. Original dwellings, villa and townhouse sites generally have a driveway at one side, creating a break. Apartment buildings also provide side setbacks however they are generally located across consolidated lots which doesn't provide the same spacing.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for villa units is typically provided through garages accessed internally. Recent development typically includes garages which are built to the side boundary integrated as part of the dwelling. Apartment developments typically have basement car parking.
Gardens	Front gardens are mixed. There are more canopy trees in the front and rear gardens on lots fronting Oak Street, with an average 10% coverage. Tree coverage is low due to recent developments and constrained lot sizes on Blair Street, Hamilton Street and Bleazby Street. The front gardens in recent apartment developments are establishing.
Front Fencing	Mixed materials including timber, brick and brick render, mixed heights from low to medium.
Streetscapes	There is a presence of street trees on Oak Street, while the tree coverage on Blair Street, Hamilton Street and Bleazby Street is low.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate.

The recent four storey apartment developments in Blair Street, Hamilton Street, Bleazby Street and Nicholson Street have a strong presence and are resulting in a transitioning character. The replacement of the remaining original dwellings in these streets will not significantly impact the character.

RGZ1 in these streets is considered appropriate as it will provide built form outcomes that contribute to the emerging character and the streets have good connectivity to the railway station.

The east side of Oak Street does not include any four storey apartment developments and maintains a detached character. There has been some replacement of original dwellings with larger double storey dwellings.

The RGZ1 zoning in this location will change the character of the street through the replacement of the original dwellings with four storey apartment buildings. However, given its strategic location near shops and the train station, this zoning is considered appropriate.

The GRZ2 zoning on the west side of Oak Street will provide for an appropriate transition to NRZ1 properties.



Image 262. Californian bungalow dwelling on Oak Street



Image 263. Californian bungalow dwelling on Oak Street



Image 264. Double-storey town houses on Blair Street



Image 265. Four-storey apartment on Nicholson Street



Image 266. Single storey dwelling sitting next to a four-storey apartment on Hamilton

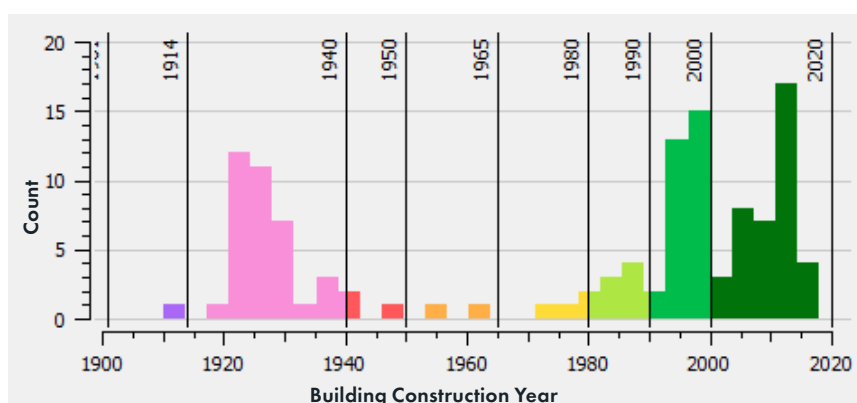
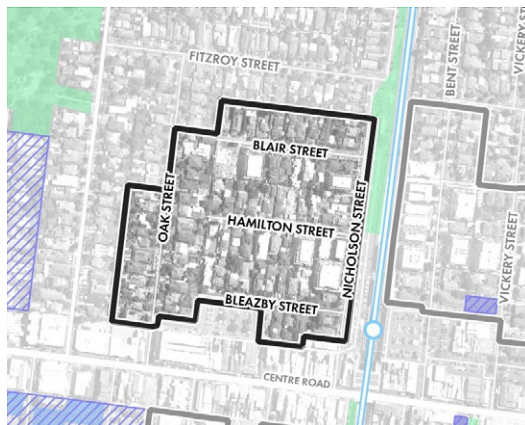
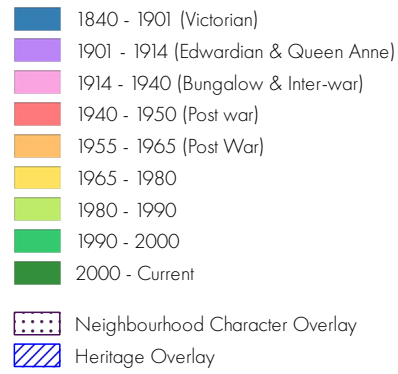


Figure 264. Graph showing the distribution of building construction year across Bentleigh Precinct 1.

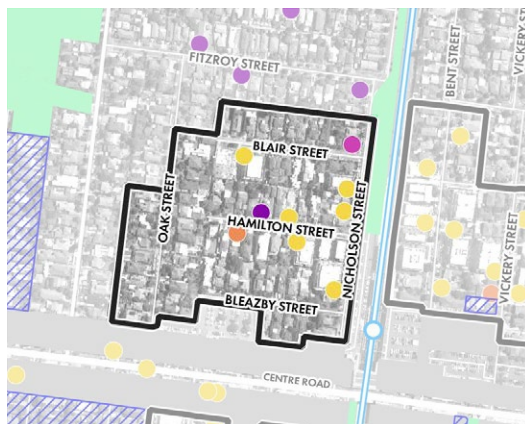
N.B. This graph excludes four recent apartment developments that were constructed following the collection of the build year data in 2020.



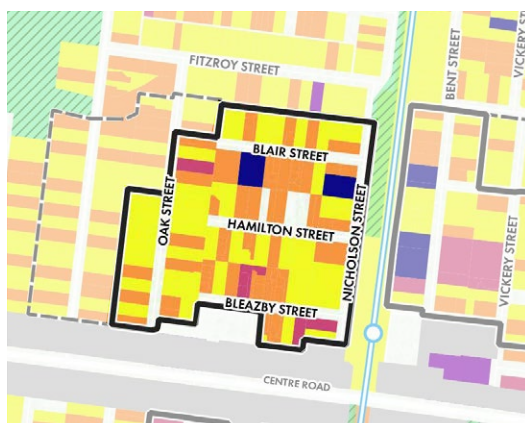
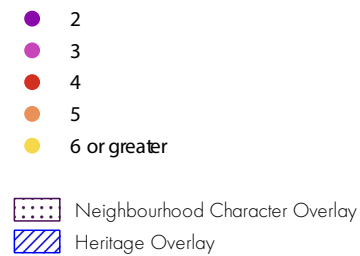
Build Year and Architectural Eras



Existing Heritage Classifications



Approved Planning Permits (2016-21)- No. of dwellings



Building Heights (metres)

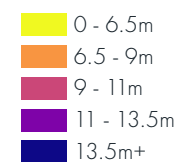
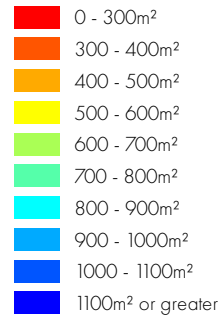


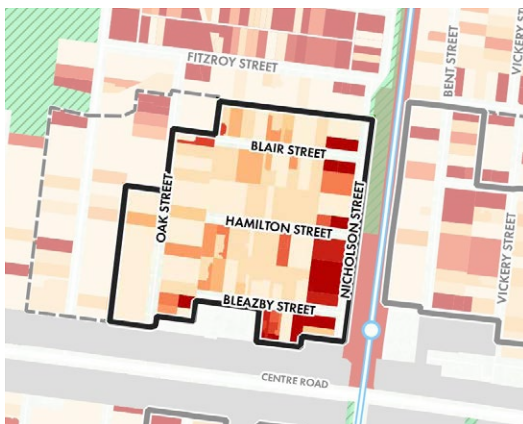
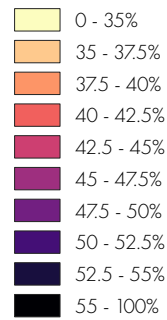
Figure 265. Bentleigh Precinct 1 - Character Element Mapping



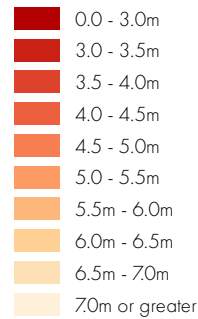
Lot Sizes (m²)



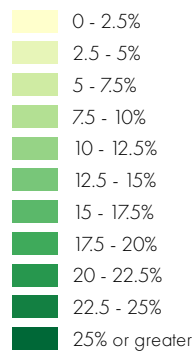
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



4.3.2 BENTLEIGH PRECINCT 2

This precinct is located to the north of Centre Road retail strip in close proximity to Bentleigh Railway station.

The character is defined by the recent apartments which have a strong presence in the streetscapes. Californian bungalow dwellings and post-war walk-up apartments are interspersed with the more recent apartment buildings.

DEVELOPMENT ACTIVITY

The precinct has seen significant development activity. There have been eight approved permits for developments over 5 dwellings, and one permit for 5 dwellings. Over 5 developments have been constructed in the past 10 years.

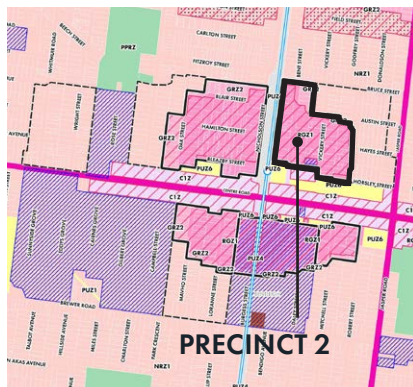


Figure 266. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	This precinct includes a mix of dwelling eras with a strong presence of apartment developments. There are some remaining Californian bungalow dwellings interspersed between a number of 1960s walk-up units and recent apartment developments.
Building Heights	Building heights are mixed. Original Californian bungalow dwellings are predominantly single-storey, while villas and townhouses are single and double-storey. New apartment buildings are four storeys.
Building Forms	There is a contrast in building forms across the precinct. Original dwellings and villa units have finer grain forms. Recent apartment developments with more prominent forms due to the four storey heights and wider building frontages spanning across consolidated lots. While Godfrey Street has more of a detached character with original dwellings and villa units, there is an emerging character across the precinct due to the more recent apartment development.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Villas and town houses have a mix of pitched and flat roof forms.
Building Materials	Mix of timber, brick, render and steel cladding for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary within the precinct. Properties with original dwellings are typically over 600sqm. Recent villas and townhouse developments are much smaller, typically under 300sqm. Consolidated properties for multi-storey apartments are typically over 1000sqm.
Site Coverage	Lots with original dwellings generally have a lower site coverage, typically under 40%, this is evident on the northern end of the precinct. Site coverage on walk-up units, villa, town house and apartment sites is generally greater than 55%.
Front Setbacks	Front setbacks are generally large on lots with original dwellings or walk-up units, over 8m. There is an emerging pattern of smaller front setbacks along Bent Street and Vickery Street.
Side Setbacks	Dwelling spacing is also mixed. Original dwellings and the villa and townhouse developments generally have a setback of 3-4m to one side boundary and a 1m setback to the other. Apartment buildings also provide side setbacks however they are generally located across consolidated lots which doesn't provide the same spacing.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Car parking for villa units is typically provided through garages accessed internally. Apartment developments typically have basement car parking.
Gardens	Front gardens are mixed. There are more canopy trees in the front and rear gardens on lots with original dwellings. Tree coverage is reduced in the precinct due apartment developments with high site coverage. The front gardens in recent apartment developments are establishing.
Front Fencing	Mixed materials including timber, brick and brick render, mixed heights from low to medium.
Streetscapes	Godfrey Street is leafy with uninterrupted mature trees. There is a presence of street trees on Bent Street and Vickery Street, although some were replaced with smaller new plantings due to development activity.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate.

The recent four-storey apartment developments in Bent Street, Ward Street and Vickery Street have a strong presence, resulting in a transitioning character.

RGZ1 in these streets is considered appropriate as it will provide built form outcomes that integrate with the prevailing character and the streets provide good connectivity to the railway station.

The west side of Godfrey Street does not include any four storey apartment developments and maintains a detached character. There has been some replacement of original dwellings with villa unit development.

The RGZ1 zoning in this location will change the character of the street through the replacement of the original dwellings with four storey apartment buildings. However given its strategic location close to shops and the train station, this zoning is considered appropriate.



Image 268. Four-storey apartment on Bent Street



Image 269. Four-storey apartment on Bent Street



Image 270. Post-war walk-up units on Vickery Street



Image 271. Post-war walk-up units on Vickery Street



Image 272. Inter-war dwelling on Godfrey Street



Image 273. Double storey dwelling on Godfrey Street

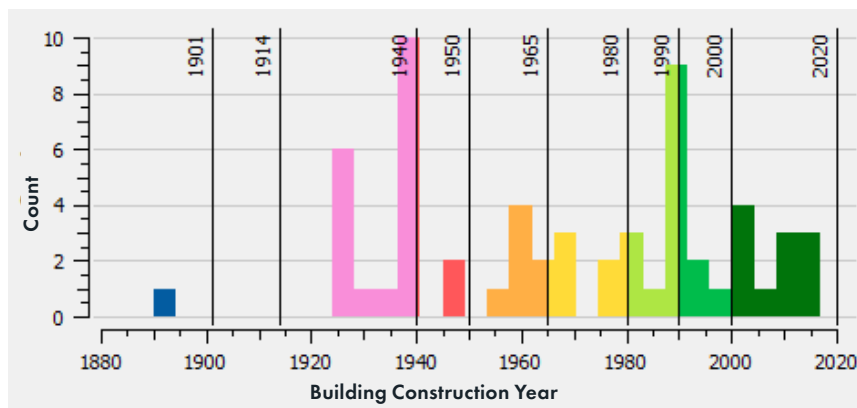
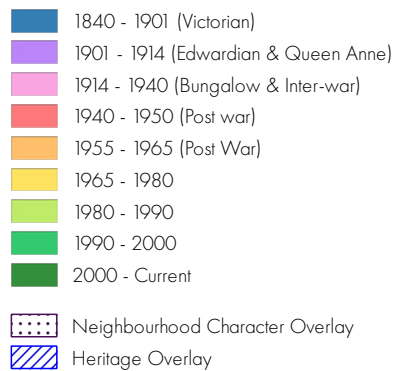


Figure 267. Graph showing the distribution of building construction year across Bentleigh Precinct 2.

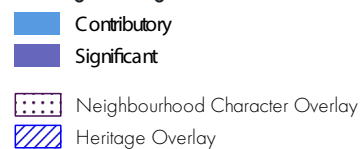
N.B. This graph excludes six recent apartment / townhouse developments that were constructed following the collection of the build year data in 2020.



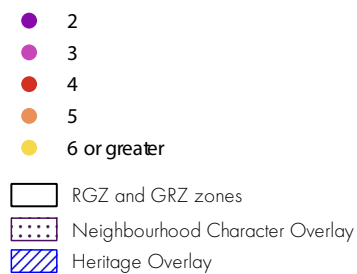
Build Year and Architectural Eras



Existing Heritage Classifications



Approved Planning Permits (2016-21)- No. of dwellings



Building Heights (metres)

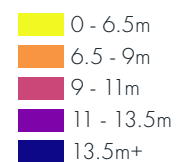


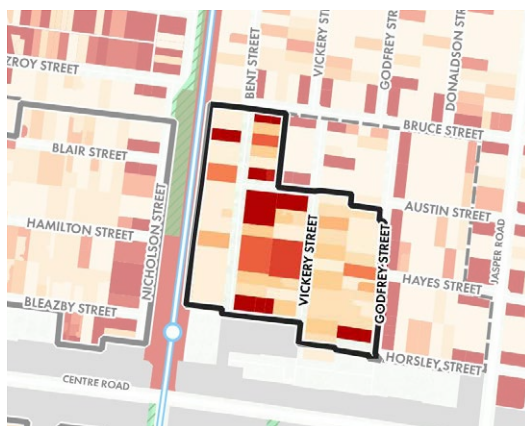
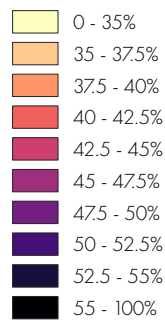
Figure 268. Bentleigh Precinct 2 - Character Element Mapping



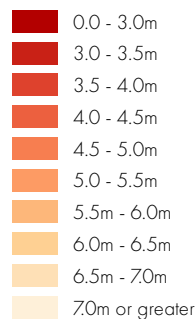
Lot Sizes (m²)



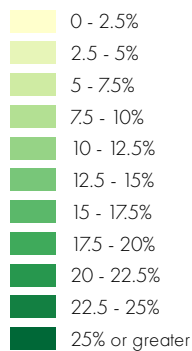
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



4.3.3 BENTLEIGH PRECINCT 3

This precinct is located to the south of Centre Road retail strip in close proximity to the Bentleigh Railway station.

It is a smaller precinct with a mixed character due to a number of recently constructed apartment buildings and townhouses. Californian bungalows dwellings and post-war walk-up apartments are interspersed across the precinct.

DEVELOPMENT ACTIVITY

The precinct has had four approved permits in the past five years, including the two apartments recently constructed on Mitchell Street.

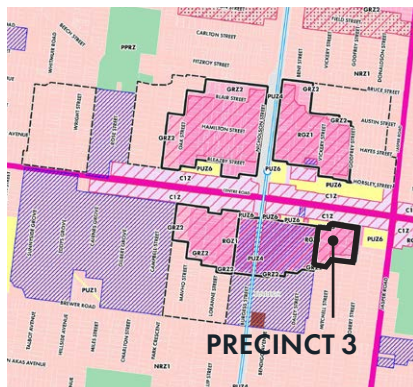


Figure 269. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	This precinct includes a mix of original inter-war dwellings. There are some Californian bungalow dwellings on Robert Street and Mitchell Street, as well as some 1960s-1980s walk-up units. There are a number of townhouses recently developed on these streets, as well as three apartment buildings recently constructed on Mitchell Street and one in Robert Street.
Building Heights	Building heights are mixed. Original Californian bungalow dwellings are predominantly single-storey, while villas and walk-up units are mostly double. Apartments and townhouses on Mitchell and Robert Street are 3-4 storeys.
Building Forms	There is a contrast in building forms within the precinct. Original dwellings are well set back and largely single storey in character. Recent apartments have a stronger street presence due to their taller heights and wider frontages.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Walk-up apartments have a mix of pitched and flat roof forms.
Building Materials	Mix of timber, brick, render and steel cladding for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary within the precinct. Properties with original dwellings are typically in the 400 to 600sqm range, while consolidated properties for multi-storey apartments are typically over 1000sqm.
Site Coverage	Some lots with original dwellings generally have a lower site coverage, typically under 40%, while walk-up units, town house and apartment sites are generally greater than 55%.
Front Setbacks	Front setbacks are largely consistent within the precinct, typically over 6m. Recent apartments and town house developments generally match the existing setbacks.
Side Setbacks	Dwelling spacing is also mixed. Original dwellings and walk-up apartments have generous side setbacks. Recent apartment buildings also provide side setbacks however they are generally located across consolidated lots which doesn't provide the same rhythm and spacing.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Recent development typically includes garages which are built to the side boundary integrated as part of the dwelling. Apartment developments typically have basement car parking.
Gardens	Front gardens are mixed. Some contain small canopy trees, others have extensive hard surfaces or lawns. Recent developments have establishing gardens. This is reflected in the tree coverage within private property, which is low, ranging from 5% to 10%.
Front Fencing	Mixed materials including timber, brick and brick render, mixed heights from low to moderate.
Streetscapes	Robert Street is leafy with uninterrupted mature trees. Street tree coverage on Mitchell Street is lower.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate.

The recent three and four storey townhouse and apartment developments in Mitchell Street and Robert Street have a strong presence that result in a transitioning character. The replacement of the remaining dwellings will contribute to the transitioning character.

RGZ1 in this precinct is considered appropriate as it will guide the continued transition of the area close to the activity centre.



Image 275. Four-storey apartment on Mitchell Street



Image 276. Post-war walk-up units on Mitchell Street



Image 277. Four-storey apartment on Mitchell Street

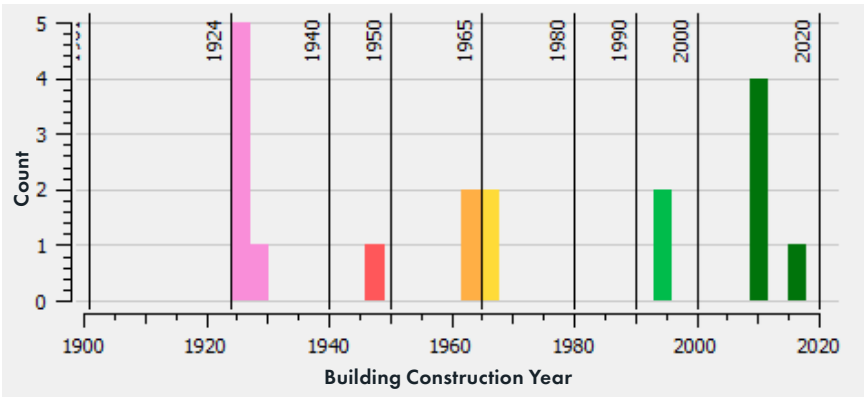


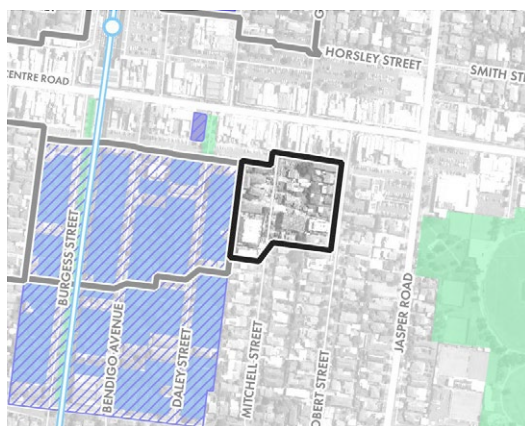
Figure 270. Graph showing the distribution of building construction year across Bentleigh Precinct 3.

N.B. This graph excludes three recent apartment / townhouse developments that were constructed following the collection of the build year data.



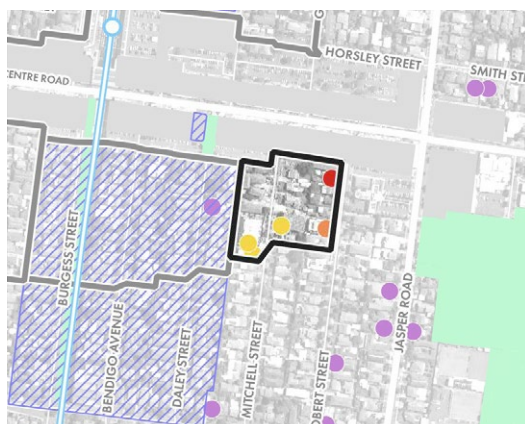
Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay



Existing Heritage Classifications

- Contributory
- Significant
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits (2016-21)- No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



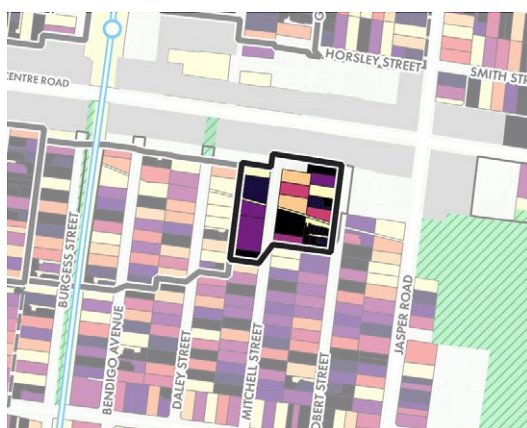
Building Heights (metres)

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

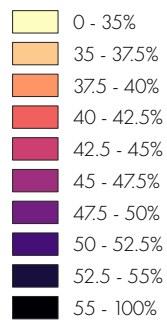
Figure 271. Bentleigh Precinct 3 - Character Element Mapping



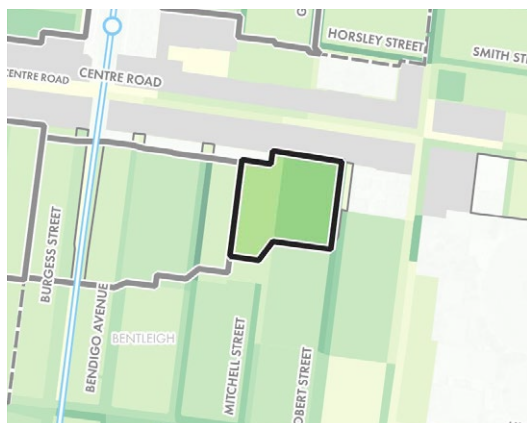
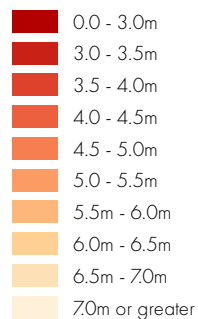
Lot Sizes (m²)



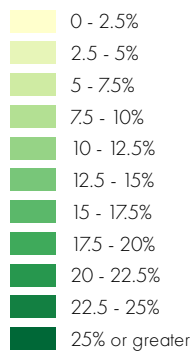
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



4.3.4 BENTLEIGH PRECINCT 4

This precinct is located to the south of Centre Road retail strip in close proximity to Bentleigh Railway station.

The intact streets of Californian bungalow dwellings with similar forms and materials, and established front gardens, give this precinct a leafy and historic feel.

DEVELOPMENT ACTIVITY

Development activity has been minimal. There has been only one approved permit for 2 dwellings in the past five years.

HERITAGE

The Heritage Overlay applies to the precinct because of its intact presence of Californian bungalow dwellings. The majority of dwellings are identified as 'Contributory' significance.

Redevelopment has been minimal, mostly occurring in the 1960s to 1980s.

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	This precinct has a strong presence of Californian bungalow dwellings, which are intact on most streets. A small number of post-war walk-up units are located at the northern end of Bendigo Avenue and Daley Street, in close proximity to Centre Road.
Building Heights	Building heights are largely single-storey across the precinct. Original Californian bungalow dwellings are consistently single-storey, while walk-up units are double storey.
Building Forms	Building forms across the precinct are very consistent with double fronted dwellings and regular spacing.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Walk-up apartments have a mix of pitched and flat roof forms.
Building Materials	Mix of brick and roughcast render for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes are also consistent across the precinct, with majority properties in the 500 to 600sqm range. Lots on Burgess Street are typically larger, ranging between 700 to 800sqm.
Site Coverage	Majority of lots have low building site coverage, typically below 40%. A number of lots have coverage higher than 55% are due to additional dwellings in the rear setback particularly on Burgess Street.
Front Setbacks	Front setbacks are largely consistent within the precinct, typically over 6m. Recent apartments and town house developments generally match the existing setbacks.
Side Setbacks	Dwelling spacing is relatively consistent, with original dwellings having similar side setbacks, typically 3-4m to one side boundary and 1m to the other.
Car Parking	Car parking is generally provided within front setback or through carports located within the 3m side setback on lots with original dwellings.
Gardens	Front gardens are mixed. Some contain small canopy trees however the majority have lawns, shrubs and paved surfaces.
Front Fencing	Generally low brick fences.
Streetscapes	Daley Street and Bendigo Street have a presence of street trees providing an enclosed feel. In comparison, Burgess Street has fewer trees.

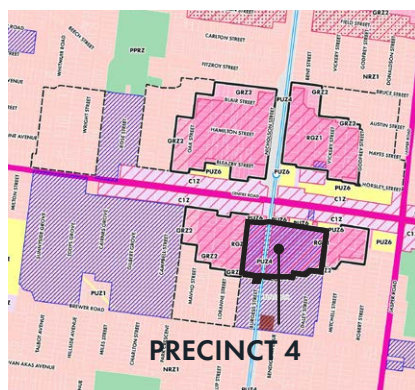


Figure 272. Precinct Location Plan

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

Because of the Heritage Overlay applying to this precinct, additional heritage assessment will be undertaken to determine the appropriateness of the current RGZ1. This work will be undertaken as part of the Structure Plan refinement.



Image 278. Californian bungalow dwelling on Daley Street



Image 279. Californian bungalow dwelling on Daley Street



Image 280. Californian bungalow dwelling on Bendigo Avenue



Image 281. Californian bungalow dwelling on Bendigo Avenue

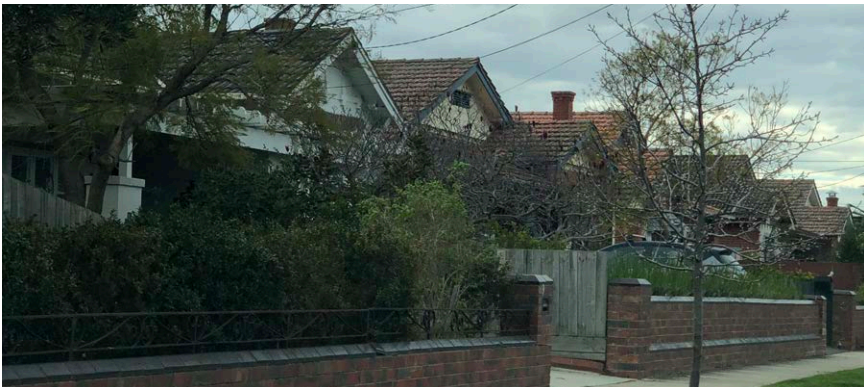


Image 282. Californian bungalow dwellings on Burgess Street

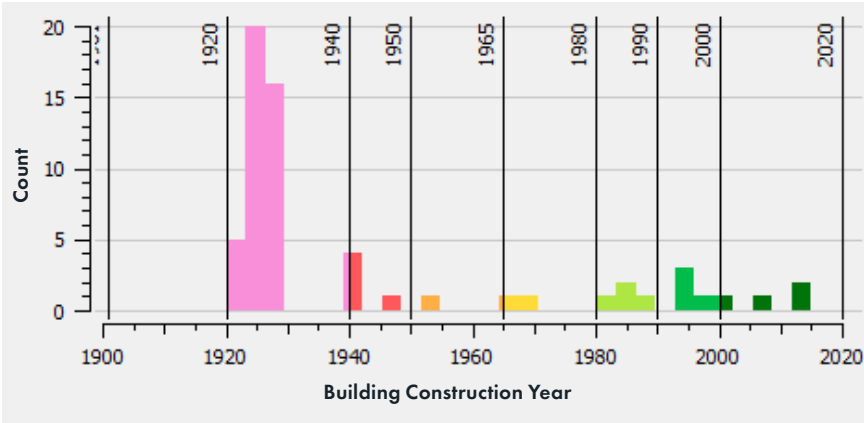
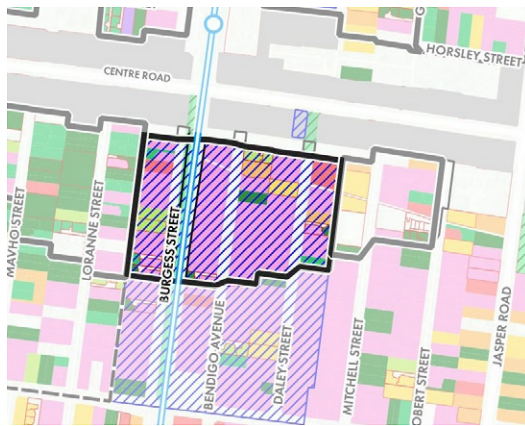


Figure 273. Graph showing the distribution of construction year across Bentleigh Precinct 4



Build Year and Architectural Eras

- 1840 - 1901 (Victorian)
- 1901 - 1914 (Edwardian & Queen Anne)
- 1914 - 1940 (Bungalow & Inter-war)
- 1940 - 1950 (Post war)
- 1955 - 1965 (Post War)
- 1965 - 1980
- 1980 - 1990
- 1990 - 2000
- 2000 - Current
- Neighbourhood Character Overlay
- Heritage Overlay



Existing Heritage Classifications

- Contributory
- Significant
- Neighbourhood Character Overlay
- Heritage Overlay



Approved Planning Permits (2016-21)- No. of dwellings

- 2
- 3
- 4
- 5
- 6 or greater
- Neighbourhood Character Overlay
- Heritage Overlay



Building Heights (metres)

- 0 - 6.5m
- 6.5 - 9m
- 9 - 11m
- 11 - 13.5m
- 13.5m+

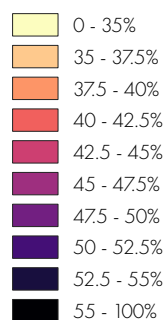
Figure 274. Bentleigh Precinct 4 - Character Element Mapping



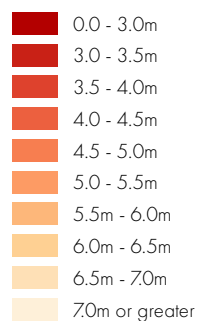
Lot Sizes (m²)



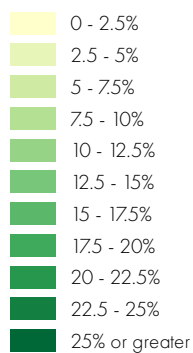
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



4.3.5 BENTLEIGH PRECINCT 5

This precinct is located to the south of Centre Road retail strip, and west of Bentleigh Railway station.

The character of this precinct is transitioning. The few remaining Californian bungalow dwellings are interspersed with a mix of recent villa units, townhouses and apartment buildings. The recent apartment developments have a strong presence in the streetscapes due to their height and wider forms.

DEVELOPMENT ACTIVITY

There has been significant development activity in the precinct. There were three approved permits for developments over 5 dwellings, and one permit for 5 dwellings. There are 10 developments constructed in the past ten years.

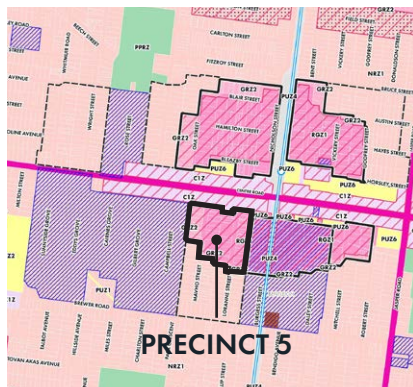


Figure 275. Precinct Location Plan

KEY CHARACTERISTICS

Character Element	Description
Architectural Eras	This precinct is comprised of a mixed building eras. There are a large number of modern houses from 1990s to 2000s within the precinct, as well as a number of recent dual-occupancy (side-by-side townhouse) developments. There are also six recently constructed apartment buildings on Mavho Street and Loranne Street. A small number of Californian bungalow dwellings are interspersed between these newer developments.
Building Heights	Building heights are mixed. Original Californian bungalow dwellings are predominantly single-storey, while dual-occupancy (side-by-side townhouse) and townhouse developments are two to three storeys. New apartment buildings are either three or four storeys.
Building Forms	There is a mix of building forms across the precinct. Original dwellings are generally double fronted, dual-occupancy (side-by-side townhouse) buildings and townhouses have wider and bulkier forms and the recent apartment buildings have an imposing presence due to their wider forms and three to four-storey heights.
Roof Forms	Original dwellings have high-pitched roof forms with a mix of hipped and gable end. Walk-up apartments have a mix of pitched and flat roof forms.
Building Materials	Mix of timber, brick, render and steel cladding for walls. Roofing is a mix of tiles and corrugated iron.
Lot Sizes	Lot sizes vary within the precinct. Properties with original dwellings are typically over 700 sqm, most dual-occupancy (side-by-side townhouse) and two-lot subdivision are under 400sqm. Consolidated properties for multi-storey apartments are typically over 1000sqm.
Site Coverage	Building site coverage is generally high in this precinct. Dual-occupancy (side-by-side townhouse), two-lot subdivisions and apartment sites typically have a coverage over 55%.
Front Setbacks	Front setbacks are generally large on the west side of Loranne Street, typically over 7m. Apartments, town house development and some of the more recent dwellings on Mavho Street have smaller front setbacks, typically under 5m.
Side Setbacks	Dwelling spacing is relatively consistent, with original dwellings having similar side setbacks, typically with a driveway on one side, providing a consistent rhythm.
Car Parking	Car parking is generally provided through carports located within the 3m side setback on lots with original dwellings. Recent development typically includes garages which are built to the side boundary integrated as part of the dwelling. Apartment developments typically have basement car parking.
Gardens	Front garden generally spacious. There are limited canopy trees in front gardens as plantings in recent developments are still establishing. Other gardens also feature lawns or extensive hard surfaces.
Front Fencing	Mixed materials including timber, brick and brick render, mixed heights from low to medium.
Streetscapes	Streets tree in the precinct are relatively mature, with a number of them replaced by new plantings.

ASSESSMENT OF CURRENT PLANNING ZONES ON NEIGHBOURHOOD CHARACTER

The application of RGZ1 to this precinct is considered appropriate.

The recent three and four storey townhouse and apartment developments in Mavho and Lorrane Streets have a strong presence and are resulting in a transitioning character. The replacement of the remaining original dwellings in these streets will not significantly impact the character.

RGZ1 in these streets is considered appropriate as it will provide built form outcomes that integrate with the prevailing character.

Where recent two-storey developments exist, upper level setbacks required by ResCode will ensure the new four storey apartment buildings will transition effectively.

The GRZ2 zoning on the west side of Mavho Street will provide for an appropriate transition to NRZ1 properties.



Image 285. Four-storey apartment on Lorrane Street



Image 286. Four-storey apartment on Mavho Street



Image 287. Dual-occupancy (side-by-side townhouse) dwellings on Mavho Street



Image 288. Dual-occupancy (side-by-side townhouse) dwellings on Lorrane Street



Image 289. Post-war walk-up units on Mavho Street

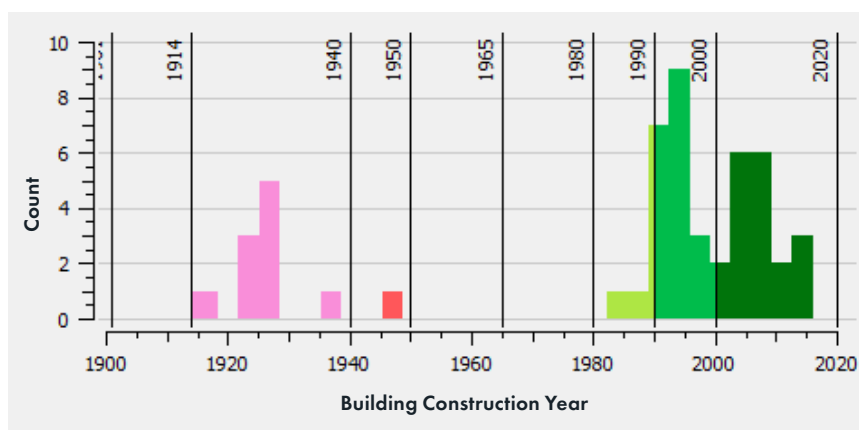
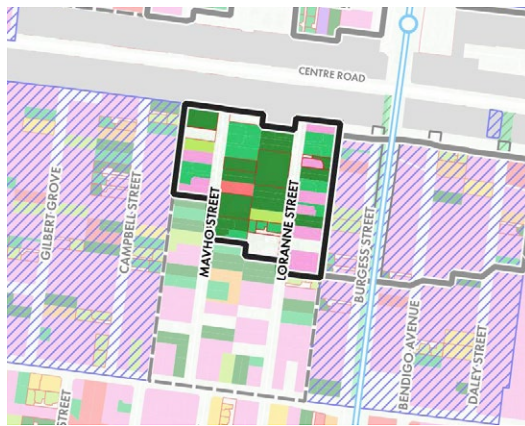
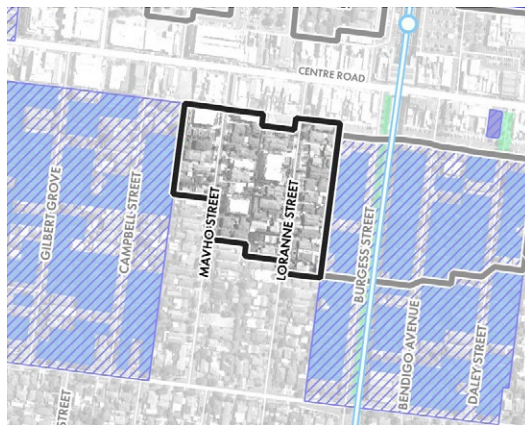
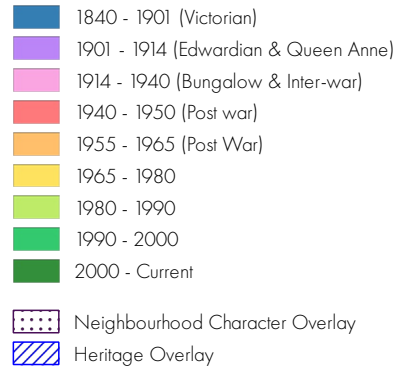


Image 284. Graph showing the distribution of construction year across Bentleigh Precinct 5



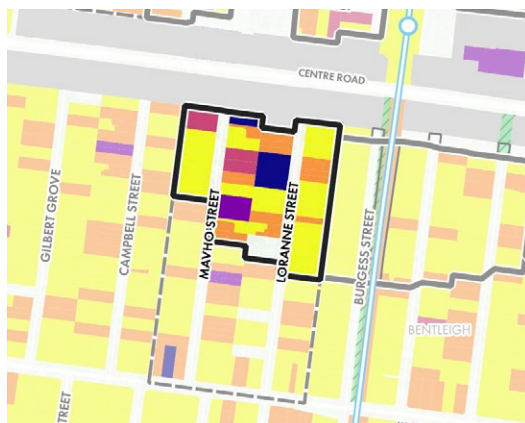
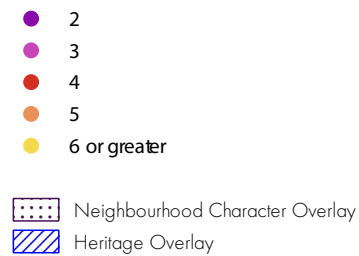
Build Year and Architectural Eras



Existing Heritage Classifications



Approved Planning Permits (2016-21)- No. of dwellings



Building Heights (metres)

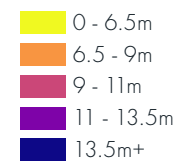
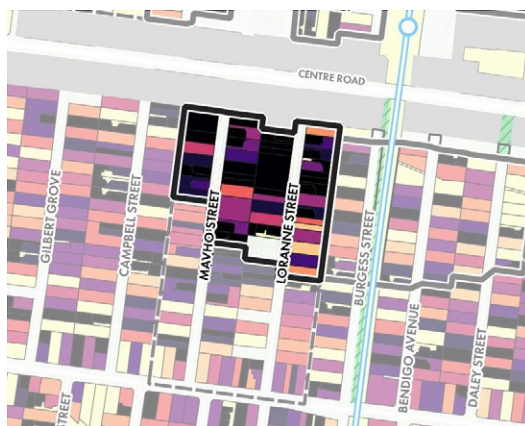
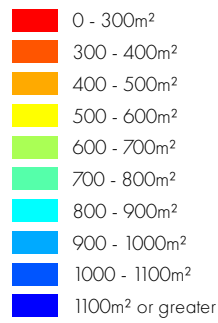


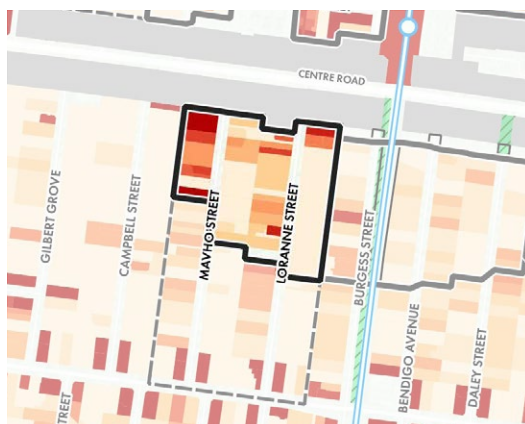
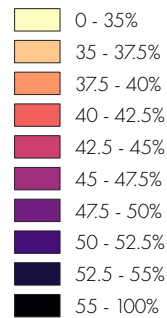
Figure 276. Bentleigh Precinct 5 - Character Element Mapping



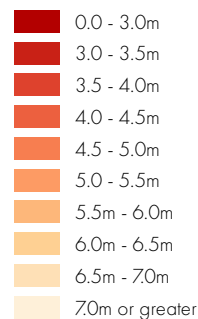
Lot Sizes (m²)



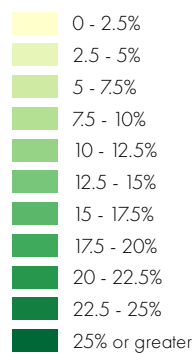
Building Site Coverage (%)



Street Setbacks (metres)



Tree Coverage (%)



4.4 ASSESSMENT OF INVESTIGATION AREAS

This section provides an assessment of four locations around the Bentleigh MAC which have been identified as having potential to provide additional housing.

These areas are located relatively close to the railway station and the commercial areas of the MAC, and have larger lot sizes suitable for development.

Each area is currently zoned Neighbourhood Residential and this assessment considers whether more intensive housing outcomes are appropriate without significantly impacting on existing character. This could be delivered through zones such as the General Residential Zone or Residential Growth Zone or even modifications to the existing Neighbourhood Residential Zone.

These areas have been assessed through extensive desktop mapping analysis and a site visit to consider the impacts of additional housing in each area.

4.4.1 INVESTIGATION AREA B1

Wright Street and Whitmuir Road have been identified as opportunity areas for additional housing because of the existing NRZ1 zoning, larger lot sizes and proximity to Centre Road shops and Bentleigh railway station.

Wright Street includes a significant amount of recent development comprising of detached double storey dwellings and double storey dual-occupancy (side-by-side townhouse) buildings. There are a small number of remaining original dwellings in the street. Whitmuir Road has a stronger presence of original dwellings which are

interspersed with post-war and recent villa units and detached dwellings. Because of the mix of dwelling eras, both streets lack a consistent character.

Front setbacks vary but are generally in 6-10m range across both streets. Front gardens are mixed with some presence of canopy trees but primarily lawn and shrubs. New dwellings have less of a presence of gardens.

Building heights vary between one and two storeys, with recent development generally being two storeys.

Compared with other investigation areas, B1 is less proximate to Bentleigh Railway Station than other locations where Substantial Change Area 1 is proposed in Bentleigh. The northern most properties in Whitmuir Road are over 1km from the railway station.

The Rose Street Heritage Overlay to the east, which is closer to the centre, will experience minimal change, and will maintain its predominant single storey detached character.

Therefore, it is recommended to retain the existing NRZ1 in this area at this time.



Image 290. Recent dwelling on Wright Street



Image 291. Californian bungalow dwelling on Whitmuir Road



Image 292. Recent dwelling on Whitmuir Road

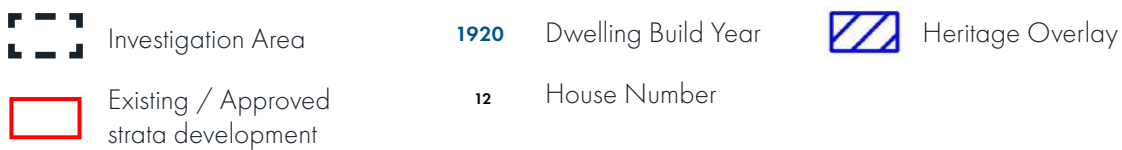
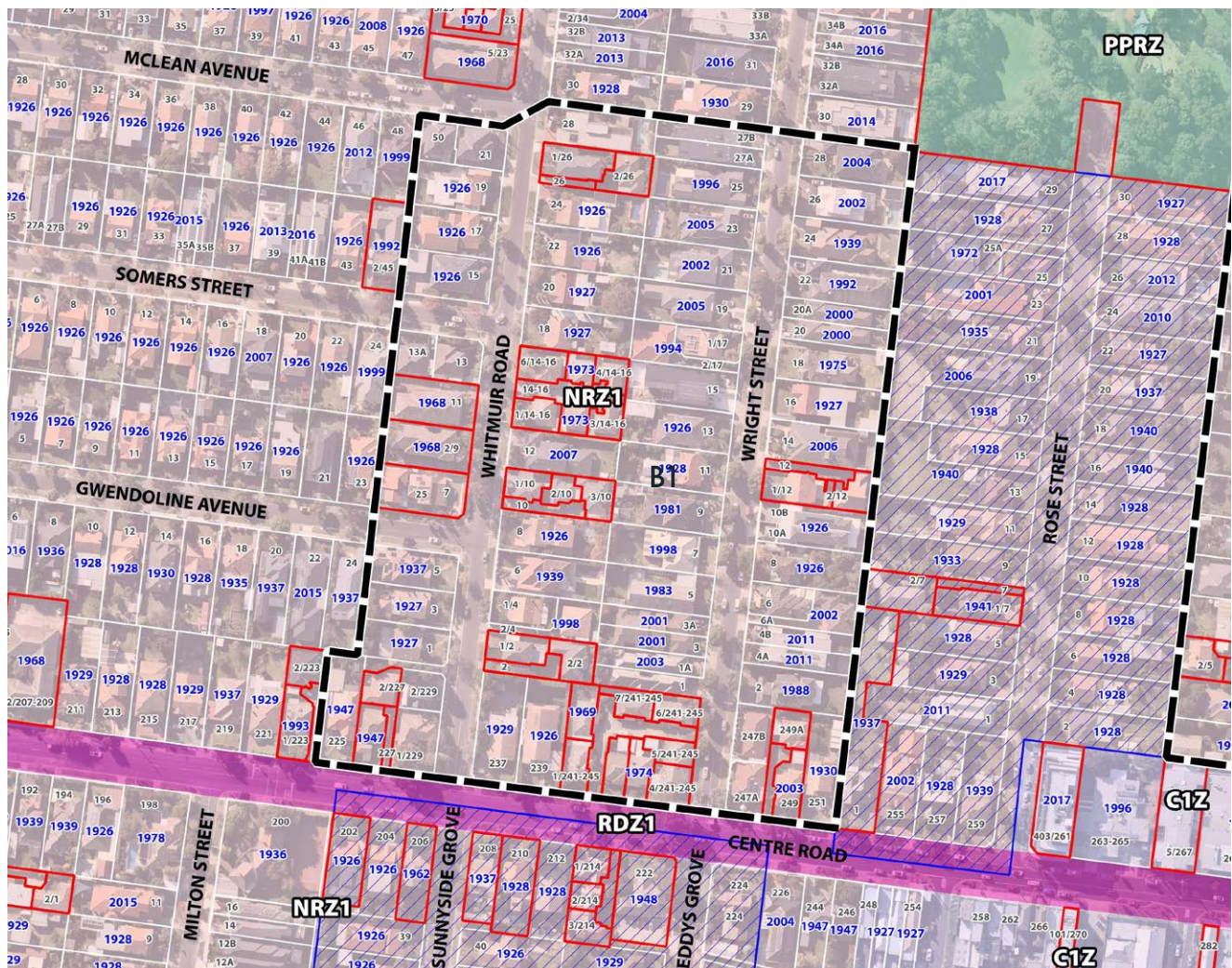


Figure 277. Bentleigh Investigation Area 1

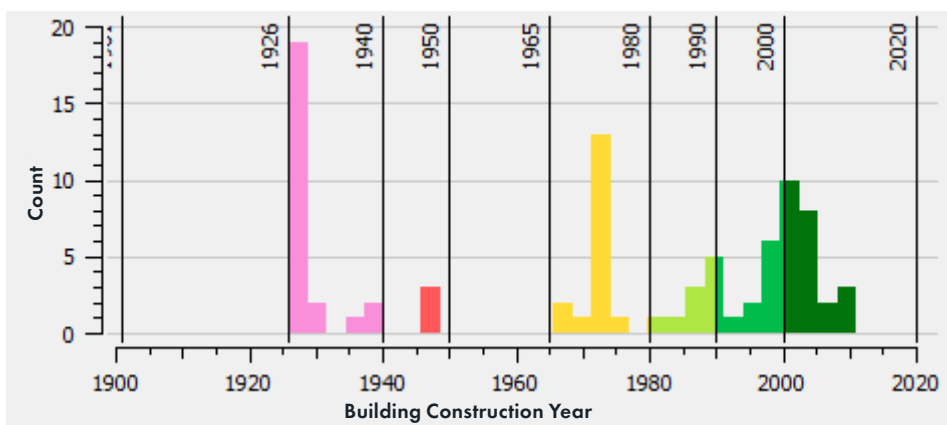


Figure 278. Graph showing the distribution of construction years across Bentleigh Investigation Area 1

4.4.2 INVESTIGATION AREA B2

Wheatley Road and Oak Street have been identified as opportunity areas for additional housing because of the existing NRZ1 zoning, larger lot sizes and proximity to Centre Road shops and the railway station.

Wheatley Road includes a mix of dwelling eras. Original bungalows and inter-war dwellings are interspersed with detached dwellings from the 1980s to recent. The smaller Oak Street frontage also includes a mix of dwelling eras with original Californian bungalows and replacement dwellings from the 2000's.

The original Californian bungalows in these streets have limited detailing compared to the Californian bungalows included in the Heritage Overlay area.

Front setbacks vary but generally in 7-10m range across both streets. Front gardens are mixed with a presence of canopy trees in some gardens. High front fences are common along Wheatley Road preventing views into some gardens.

Building heights vary between one and two storeys, with recent development generally being two storeys.

Because of the strategic location and the varied architectural eras, this area could be considered appropriate for additional housing through the application of the General Residential Zone to support 3 storey townhouses and apartment buildings, or variation of the Neighbourhood Residential Zone to support 2 storey townhouses.

Although there are remaining Californian bungalows in the area, as there are examples that better represent the era, the replacement of these dwellings will not significantly impact on the overall character.

The three storey building forms allowed through the GRZ will integrate with the one and two storey buildings by providing upper level setbacks in accordance with ResCode.

Existing front setbacks will be maintained through the GRZ and side setbacks will be provided to integrate with the rhythm of dwelling spacing along the street, particularly where new development with side driveway access is proposed.



Image 293. Example of extended Californian bungalow on Wheatley Road

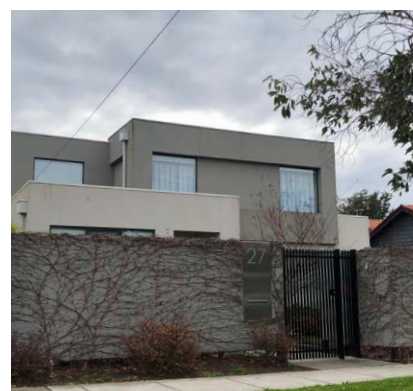


Image 294. Recent dwelling on Wheatley Road



Image 295. Recent dwelling on Wheatley Road



Image 296. Californian bungalow dwelling on Oak Street

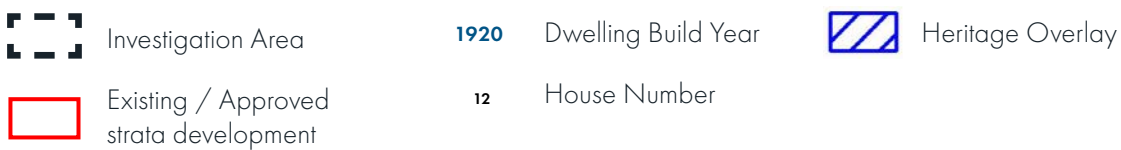
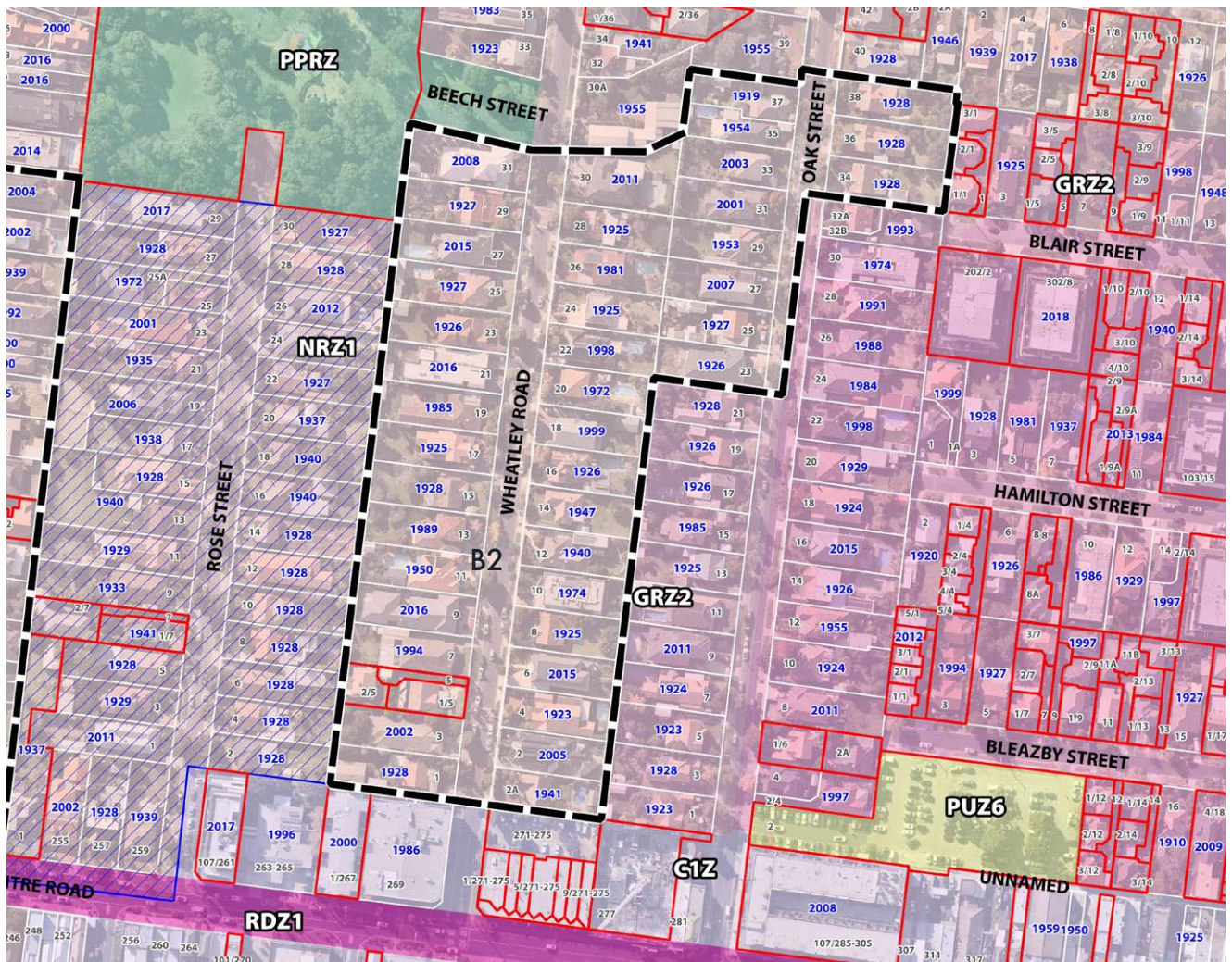


Figure 280. Bentleigh Investigation Area 2

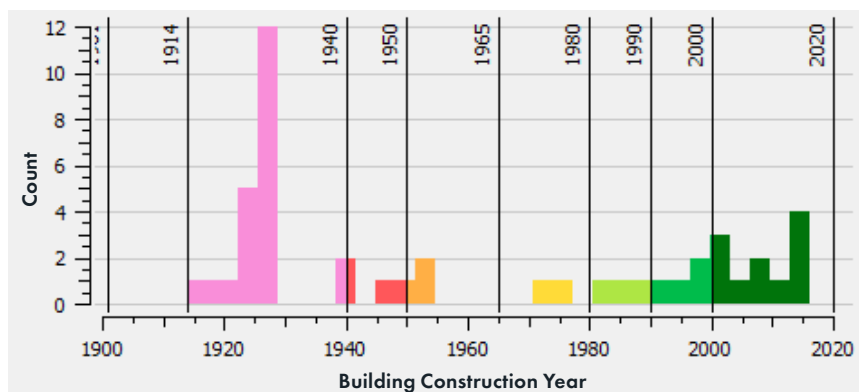


Figure 279. Graph showing the distribution of construction years across Bentleigh Investigation Area 2

4.4.3 INVESTIGATION AREA B3

This area has been identified as opportunity areas for additional housing because of the existing NRZ1 zoning, larger lot sizes and proximity to Centre Road shops and the railway station.

The streets have a mix of dwelling eras with a large number of original inter-war dwellings and some Californian bungalows interspersed with some recent detached dwellings and dual-occupancy (side-by-side townhouse) dwellings. The Californian bungalows and inter-war dwellings have limited detailing.

Front setbacks vary but generally in 7-10m range across both streets. Front gardens are mixed with a presence of canopy trees in some gardens.

Building heights vary between one and two storeys, with recent development generally being two storeys.

Because of the strategic location and the varied architectural eras, this area could be considered appropriate for additional housing through the application of the General Residential Zone to support 3 storey townhouses and apartment buildings, or variation of the Neighbourhood Residential Zone to support 2 storey townhouses.

Although there are remaining

Californian bungalows and inter-war dwellings across area, they are not considered to be high quality examples from the era because of limited detailing, therefore the replacement of these dwellings will not significantly impact on the overall character.

The three storey building forms allowed through the GRZ will integrate with the one and two storey buildings by providing upper level setbacks in accordance with ResCode.

Existing front setbacks will be maintained through the GRZ and side setbacks will be provided to integrate with the rhythm of dwelling spacing along the street, particularly where new development with side driveway access is proposed.



Image 297. Inter-war dwelling on Vickery Street



Image 298. Inter-war dwelling on Austin Street



Image 299. Dual-occupancy (side-by-side townhouse) dwellings on Hayes Street



Image 300. Recent dwelling on Godfrey Street

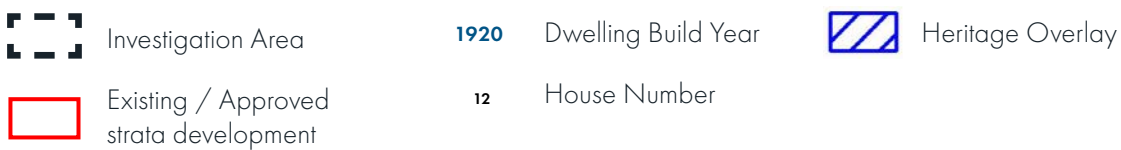
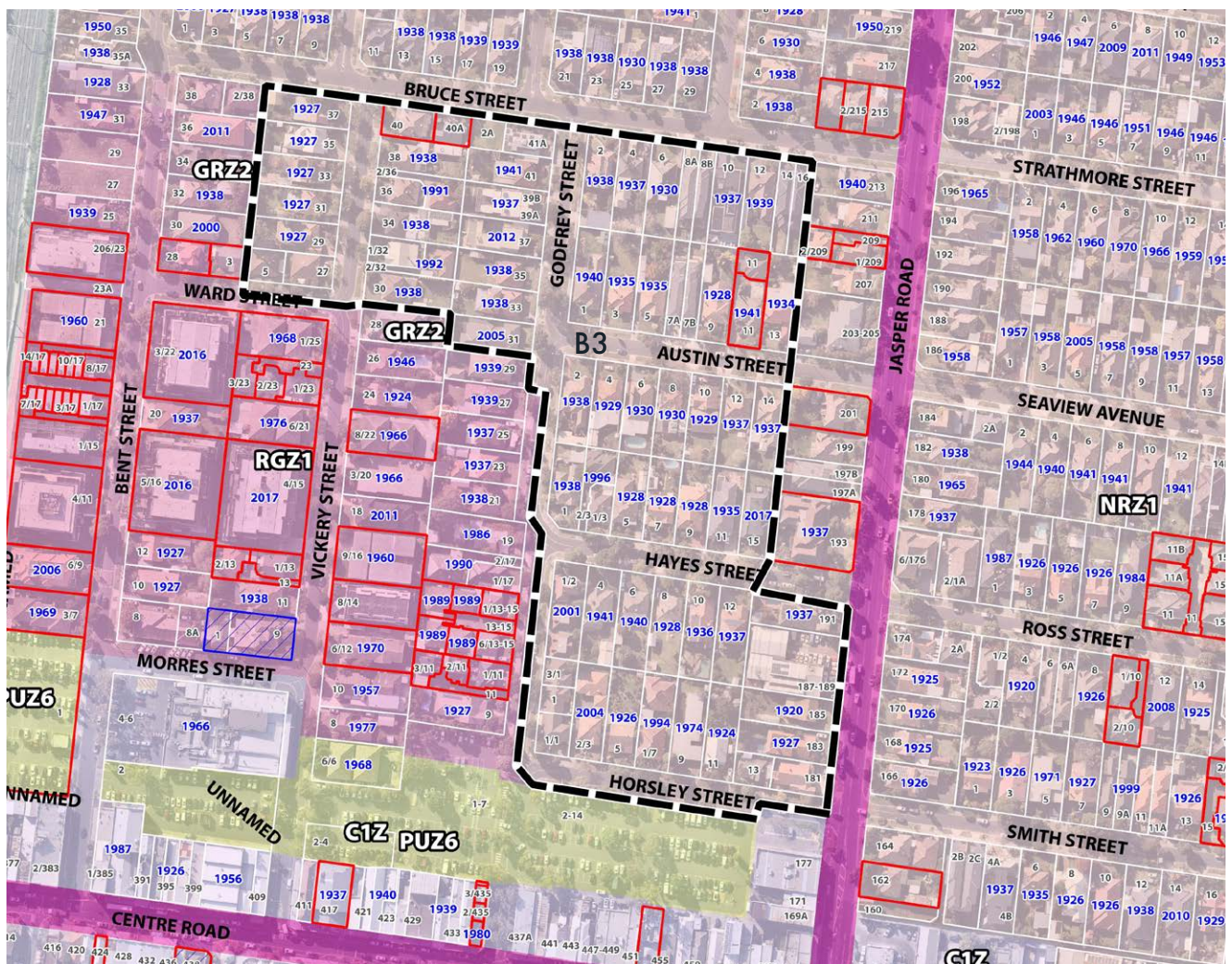


Figure 282. Bentleigh Investigation Area 3

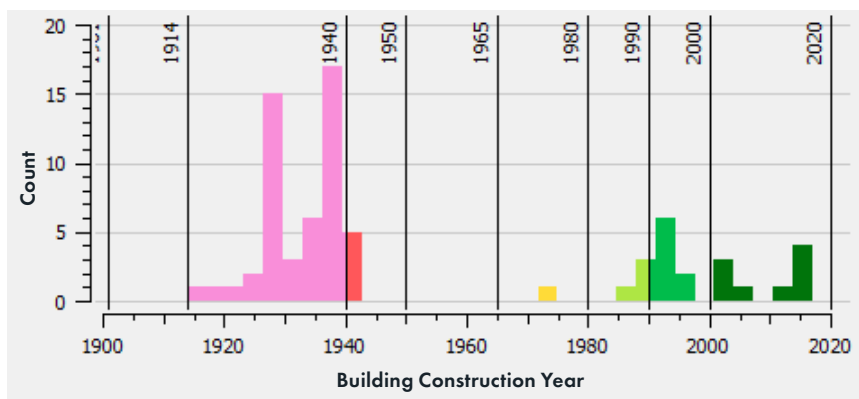


Figure 281. Graph showing the distribution of building construction year across Bentleigh Investigation Area 3

4.4.4 INVESTIGATION AREA B4

This area has been identified as opportunity areas for additional housing because of the existing NRZ1 zoning, larger lot sizes and proximity to the Centre Road shops and the railway station.

The architectural styles of Mavho and Lorraine Street are mixed. Original Californian bungalows are interspersed with more recently developed detached dwellings and dual-occupancy (side-by-side townhouse) dwellings. The original Californian bungalows in these streets have limited detailing compared to the Californian bungalows included in the Heritage Overlay area.

Front setbacks vary but are generally in the 7-8m range across both streets. Front gardens are mixed with a presence of canopy trees in some gardens.

Building heights vary between one and two storeys, with recent development generally being two storeys.

Because of the strategic location, mixed architectural eras, additional unit and townhouse development of up to two storeys could be readily integrated with existing character as part of the incremental change sought by the proposed housing strategy if development is designed to address the preferred character statement.

The replacement of original dwellings with new dwellings would not have a significant impact on character as the dwelling eras and forms are already mixed. The development forms supported through villa units and townhouses would provide for a two storey building scale which is compatible with the original dwellings and maintain front setbacks which would ensure there are opportunities for trees within front gardens.

Retention and planting of canopy trees in front setbacks should continue to be prioritised. Opportunities to retain and plant canopy trees elsewhere throughout development sites should be taken, where practical in this area.



Image 301. Double storey dwelling on Lorraine Street



Image 302. Californian bungalow dwelling on Lorraine Street



Image 303. Recent dwelling on Mavho Street

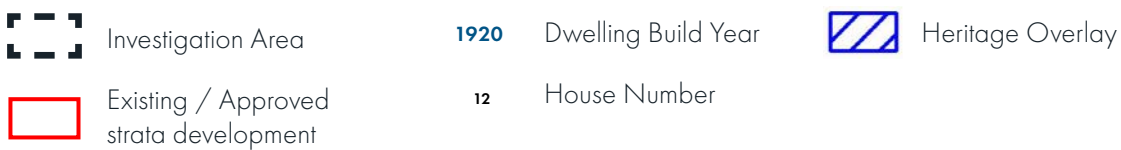
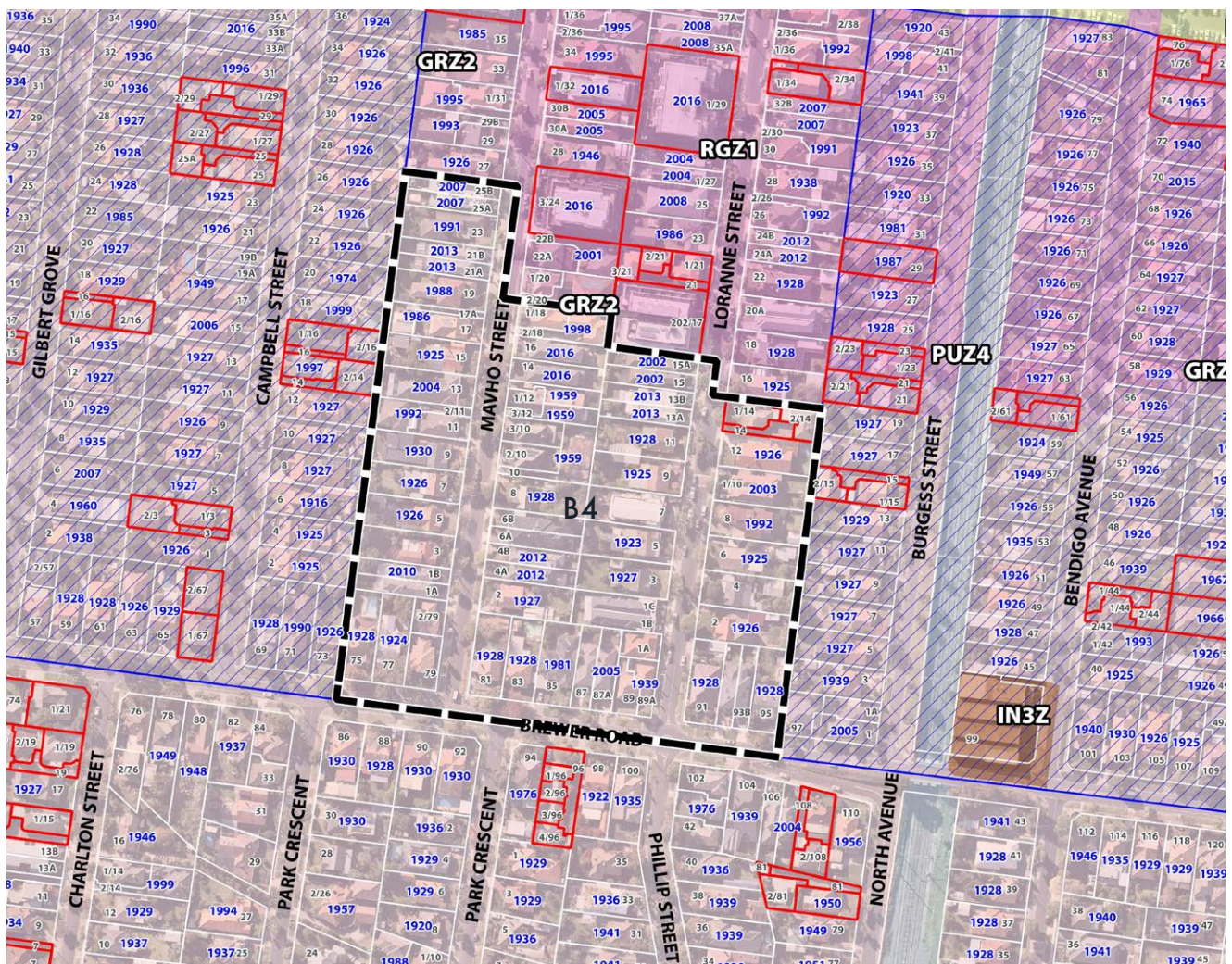


Figure 284. Bentleigh Investigation Area 4

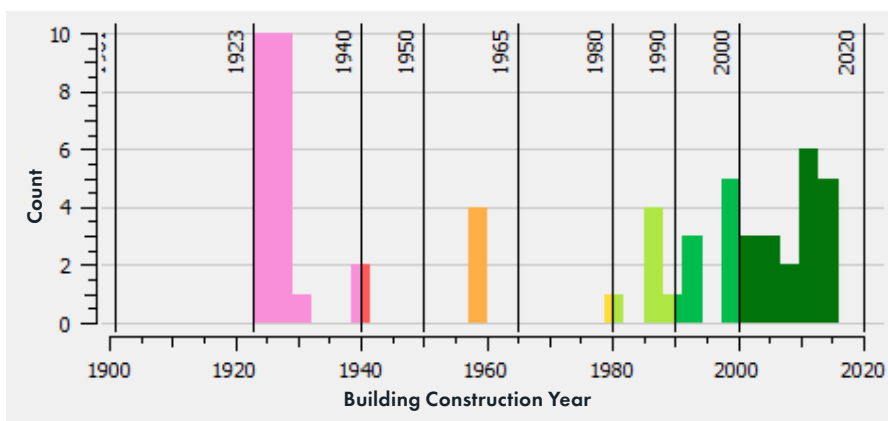


Figure 283. Graph showing the distribution of building construction year across Bentleigh Investigation Area 4



ADDENDA

Amendment C190

Planning Scheme Amendment C190 makes some adjustments to the Heritage Overlay and Neighbourhood Character Overlays in Bentleigh and Carnegie. The amendment was approved by the Minister for Planning during the community engagement process on the Draft Housing Strategy and Neighbourhood Character Assessment and the changes have since been reflected in the Glen Eira Planning Scheme. The amendment removes some land from the Neighbourhood Character Overlay and Heritage Overlay and adds some sites and areas to the Heritage Overlay in Carnegie and Bentleigh.

As the approval of this amendment co-incided with the engagement process for the Draft Housing Strategy and Neighbourhood Character Assessment, the changes to the Heritage Overlay and Neighbourhood Character Overlay of Amendment C190 has not been reflected in this Assessment (Volume 1). However, the Future Character and Built Form Precincts (Volume 2) have been updated to reflect the changes as a result of Amendment C190.

The table below and Figures 285 and 286 indicate adjustments that have been made as a result of Amendment C190.

C190 changes to overlay controls		Adjustments to the Housing Framework Plan as a result of C190 changes to overlays	
	Existing NRZ areas that have been added to the Heritage Overlay as part of C190.	These areas are now identified in the final Housing Strategy and Housing Framework Plan as Minimal Change Area.	
	Sites near an activity centre that are shown on the draft Housing Strategy housing framework plan as Substantial Change Area 1, and have been added to the Heritage Overlay as part of C190.	These areas are now identified in the final Housing Strategy and Housing Framework Plan as "Heritage Overlay properties in a Substantial Change Area 1"	
	Existing NRZ areas that are currently in a Neighbourhood Character Overlay and have been removed from it as part of C190.	These sites are now identified in the final Housing Strategy and Housing Framework Plan as Incremental Change Area 1 rather than Minimal Change Area.	

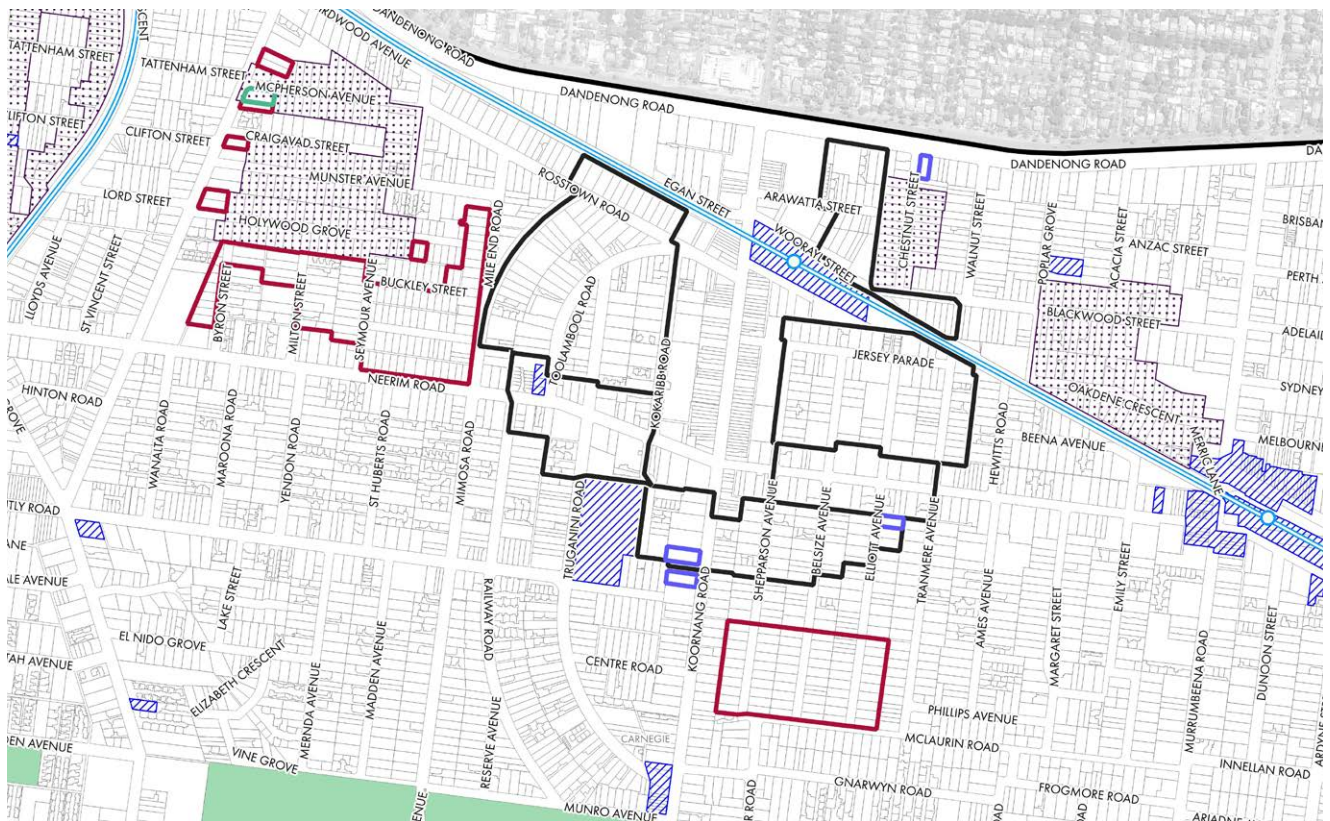


Figure 285. C190 Amendment - Carnegie

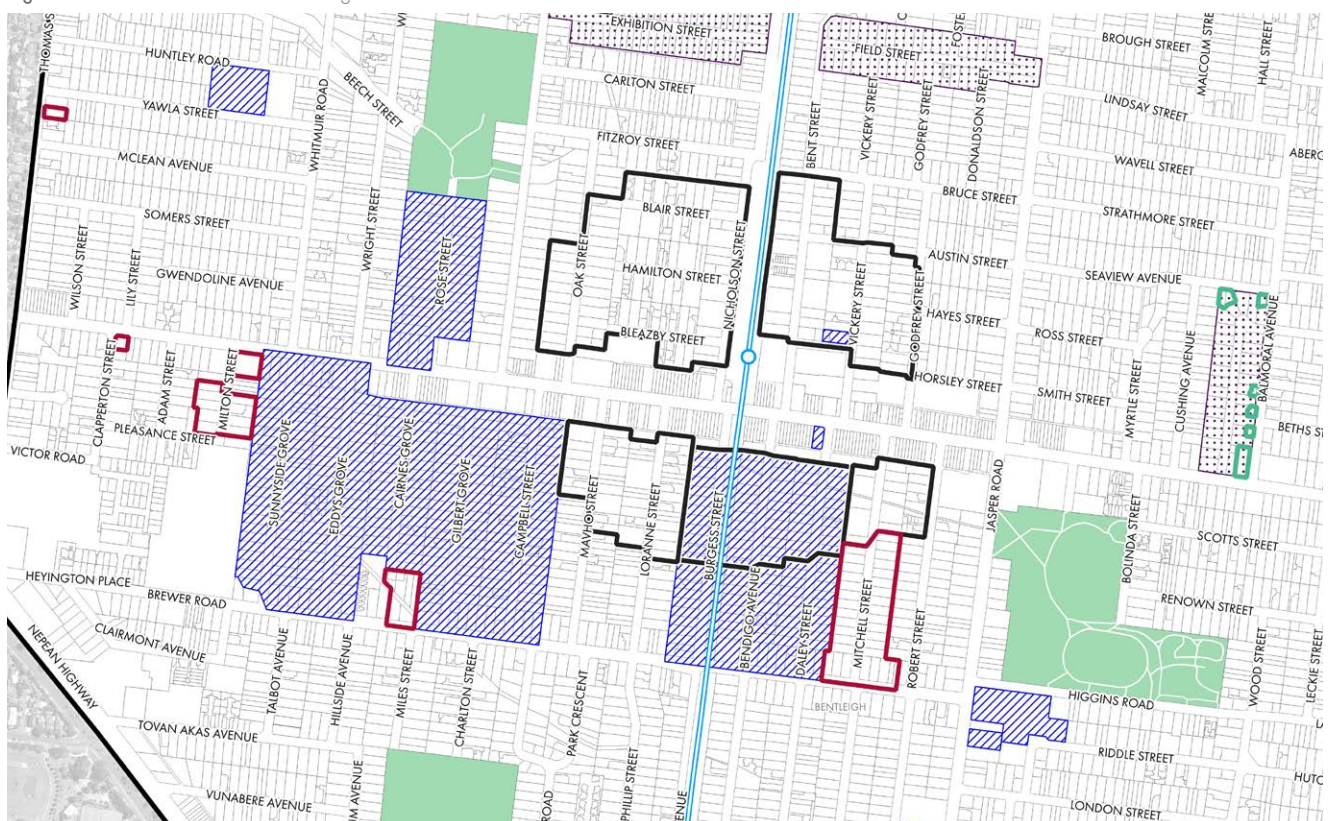


Figure 286. C190 Amendment - Bentleigh

- Precinct Boundary
- Heritage Overlay
- Neighbourhood Character Overlay

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