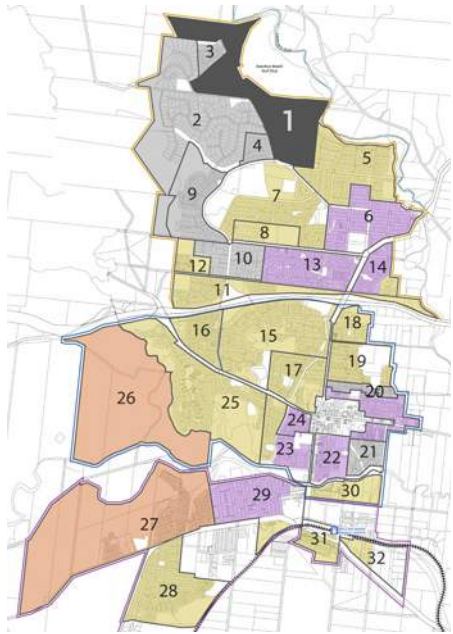


EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 1



Generous front setback that does not dominate the streetscape.



Informal street tree plantings with no clear delineation between public and private realm.

Existing Character Statement

The character of this precinct is typified by larger residential lots with an undulating and in part sloping or flat topography. The street network is curvilinear with wide road reserves, numerous cul-de-sacs and no footpaths.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established and consistent plantings than others.

Built form is generally modest and does not dominate the streetscape with single storey brick dwellings of the 1970s - 1990s era to more contemporary style dwellings prevailing throughout the precinct.

Front and side setbacks are generous with off street car parking in the form of attached carports or garages to the side of the dwelling dominant throughout the precinct.

Gardens are generally well established, of an eclectic style and often flow to the street, with no clear delineation between the lot and the verge. Minimal front fencing exists within the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley

Lot Size / 1243m²

Site Coverage / 32%

Front Setback / 10m

Key Features and Infrastructure / Bacchus Marsh Golf Club, Rodgers Reserve, Lerderderg River Walking Trail

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 1

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

Built form to side boundaries will generally be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

The streetscapes will continue to have a sense of openness through new built form retaining generous front setbacks and minimal front fencing, which will allow views to gardens and dwellings.

The built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form that blends with the existing character will be encouraged.

New development will complement the existing landscape environment and native and non-native landscaping throughout the precinct is preferred.



Streetscape with strong canopy tree plantings.



Modest dwelling set behind landscaped gardens.

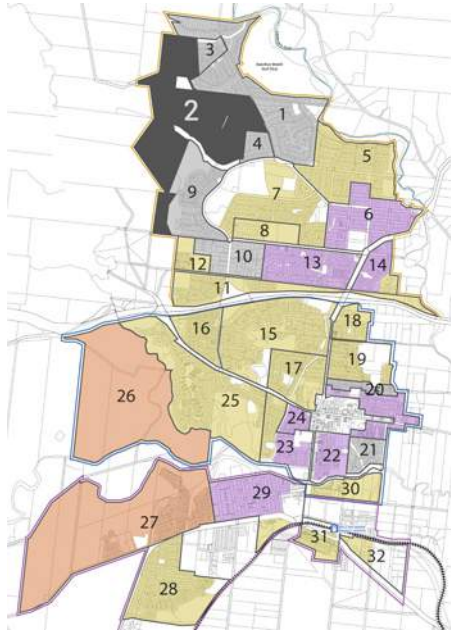


Generous landscaped and open front garden that allows for views to the dwelling.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 2



Locality / Darley
Lot Size / 4708 m²
Site Coverage / 11%
Front Setback / 30m

* The above information represents an average across the precinct.



Spacious and open front setback with a large brick dwelling.



A curvilinear street network with no footpaths and wide road reserves.

Existing Character Statement

This precinct is characterised by a natural landscape, large open lots with a curvilinear street network and no footpaths.

The topography of the precinct is generally steep and often large site cuts have been undertaken as part of the development of the lots. The location and steep topography of the precinct allow for significant views across Bacchus Marsh.

Limited street tree plantings exist, with some established natives scattered throughout the precinct. Many lots have established landscaping with expansive open grassed front setbacks dominant throughout the precinct.

The lots are generally developed with large brick dwellings with a range of architectural styles. A mix of single and double storey dwellings exist and have often been designed to enhance views across Bacchus Marsh.

Fencing ranges from non-existent to post and wire fencing with some lots containing colourbond sheds.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 2

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will continue to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and substantial setbacks around the dwellings.

Built form will continue to occupy a low proportion of the site and dwellings will stand in expansive grounds, where openness, landscaping and vegetation will dominate.

Built form will complement and preserve the natural characteristics and unique topography of the precinct, including the use of muted colours and tones that blend with the existing landscape. Built form will generally be of a scale similar to existing development, however innovative and unique built form that enhances the precinct is encouraged.

Front fencing is discouraged and where front or side fencing is proposed it should continue with the existing post and wire theme.

Carports, garages and outbuildings should not dominant the streetscape and are encouraged to be located to the side or rear of the dwelling.



Dwelling not dominating the lot and setback behind an open and spacious garden.



Dwelling complementing the natural landscape.

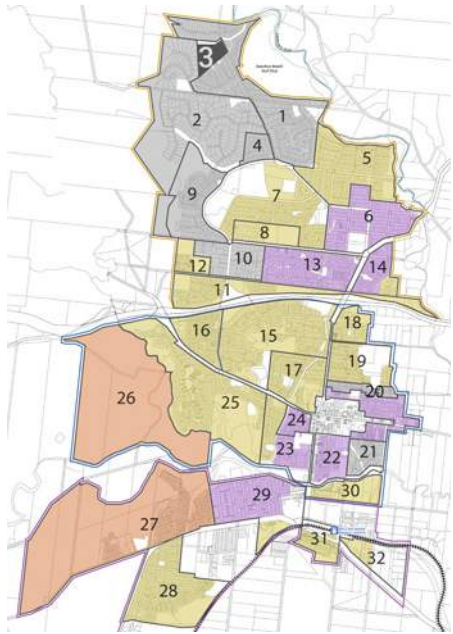


Dwelling sympathetic to the site topography and avoiding significant site cut.



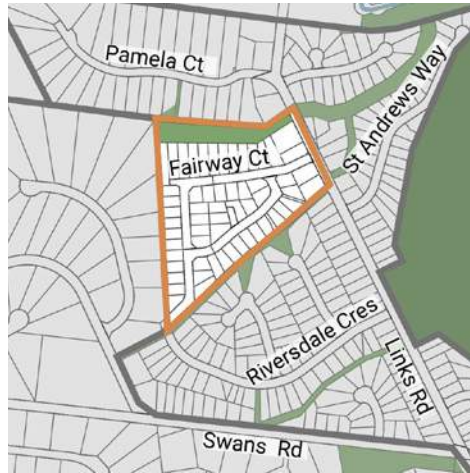
Innovative built form set in a natural landscape.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 3



Locality / Darley
Lot Size / 1067 m²
Site Coverage / 31%
Front Setback / 8m

* The above information represents an average across the precinct.



Contemporary dwelling with significant retaining walls and site cuts.



Wide road reserve, minimal landscaping and a two sided footpath network.

Existing Character Statement

This precinct is characterised by recent contemporary development in a modified grid street layout with some cul-de-sacs. The streetscape is neat, however vegetation cover is deficient and street trees are non-existent. The precinct generally provides a strong footpath network on both sides of the street, however the precinct lacks connectivity with only one access to the precinct from Links Road.

Dwellings are generally single storey, although due to the steep topography of the precinct split level and double storey dwellings also exist. The sloping landform has prompted the need for several lots to use retaining walls.

Dwellings are generally constructed of brick with colourbond or tiled roofs, and integrated double garages as part of the dwelling being the norm. Front setbacks are conventional, while front fences are non-existent and gardens are generally sparse and still establishing.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 3

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

Built form to side boundaries will generally be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance. Built form will generally be of a modest scale, however innovative and unique built form that enhances the precinct is encouraged.

Landscaped front gardens, with minimal front fencing is preferred. Site coverage will continue to be low and allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Dwelling not dominating the streetscape and set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Articulated contemporary dwelling with a mix of building materials.

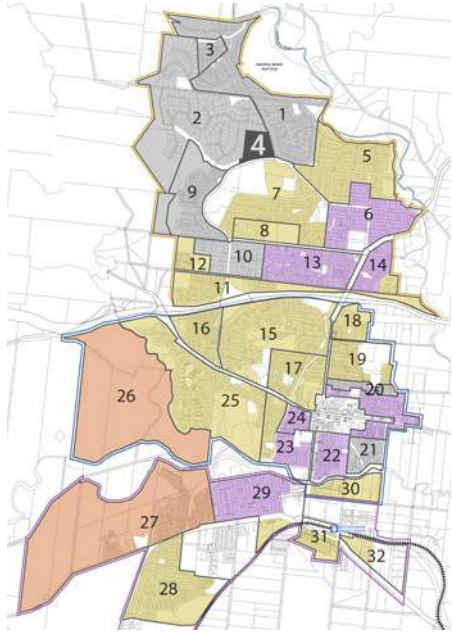


Articulated dwelling set behind landscaped front garden.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 4



Streetscape deficient of landscaping.



Contemporary dwelling on a sloping lot.

Existing Character Statement

This precinct is characterised by recent contemporary development with several lots still to be developed. The street network is a modified grid layout with a one sided footpath network. The footpath network lacks pedestrian connectivity with all access to the precinct from Links Road.

The streetscape is neat, however vegetation cover is deficient with inconsistent street tree plantings yet to reach maturity and therefore canopy cover is non-existent.

Dwellings are generally single storey, although due to the steep topography of the precinct split level dwellings also exist. The sloping landform has prompted the need for several lots to use retaining walls, with substantial stone retaining walls dominant throughout the precinct.

The dominant built form is contemporary dwellings, constructed of brick with colourbond or tiled roofs that include integrated double garaging as part of the dwelling. Front setbacks are conventional, while front fences are non-existent and gardens are generally sparse and still establishing.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 1034 m²
Site Coverage / 29%
Front Setback / 7m

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 4

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens.

Built form to side boundaries will generally be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance. Built form will generally be of a modest scale, however innovative and unique built form that enhances the precinct is encouraged.

Landscaped front gardens, with minimal front fencing are preferred. Site coverage will continue to be low and allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Dwelling not dominating the streetscape and set behind landscaped front garden.



Landscaped streetscape with strong canopy tree plantings.



Well articulated contemporary dwelling with a mix of building materials.

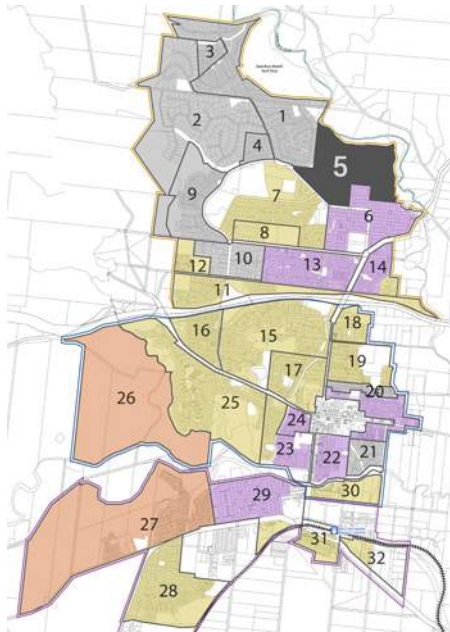


Articulated dwelling set behind landscaped front garden.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 5



Contemporary dwelling setback from front and side boundaries with modest landscaping.



Wide road reserves with inconsistent street trees that are still maturing.

Existing Character Statement

This precinct is characterised by recent contemporary development with some lots still to be developed. The topography of the precinct is generally flat, with a gridded street network that includes several cul-de-sacs. A one sided footpath network exists throughout the precinct that links to services and facilities within Darley.

Front setbacks are conventional, while front fencing is rarely present. Gardens are generally formal, with modest landscape coverings. Street tree plantings are inconsistent and yet to reach maturity, and therefore canopy cover is currently low which contributes to a sense of openness within the precinct.

The dominant built form is single storey brick dwellings with integrated double garages. Dwellings are generally setback from both side boundaries.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 874 m²
Site Coverage / 44%
Front Setback / 7m
Key Features and Infrastructure / Lerderberg River Walking Trail

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 5

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within the lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Articulated double storey dwelling.



Articulated multi-dwelling development.

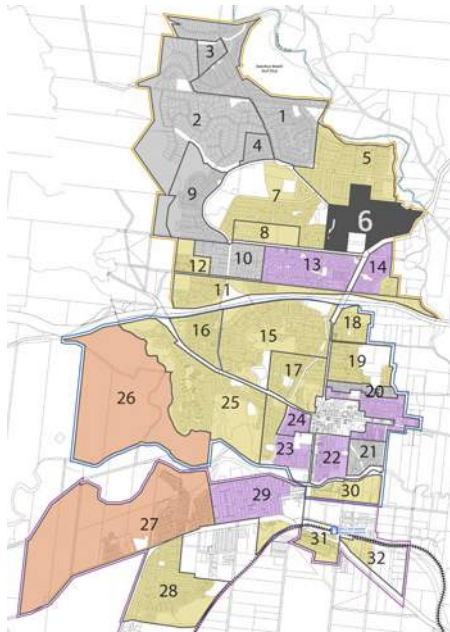


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling



Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 6



Brick veneer dwelling set within a flat landscape.



Wide road reserve, with no footpaths.

Existing Character Statement

This precinct is an older area of Darley that is within close proximity to numerous services and facilities, including Darley Plaza. The precinct is generally characterised by a flat topography, wide road reserves in a grid-based layout, with a limited footpath network. Traditional front setbacks, relatively low levels of site coverage and conservative front gardens contribute to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with 1970s to 1980s brick veneer dwellings being the most common style represented. The dwellings are almost uniformly single storey and generally detached in form with off street car parking ranging from carports and single garaging to the side of the dwelling.

There is evidence of some change occurring within the precinct with single storey multi-dwelling developments present. The multi-dwelling developments are often attached, which is notably atypical of the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 1087 m²
Site Coverage / 40%
Front Setback / 8m
Key Features and Infrastructure / Albert St Shops, Darley Oval, BMX Track, Lerderderg River Walking Trail, Darley Medical Centre, Neighbourhood House, Early Learning Centre, Montessori Preschool and Darley Plaza.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 6

This precinct is recommended for **Increased Residential Growth**.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in housing product within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Articulated multi-dwelling development.



Articulated contemporary multi-dwelling development.

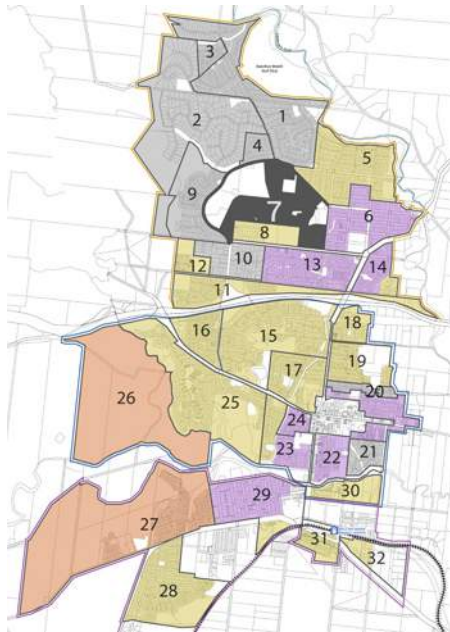


Quality street tree planting, with a strong footpath network.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 7



Locality / Darley
Lot Size / 798 m²
Site Coverage / 37%
Front Setback / 7m

Key Features and Infrastructure / Darley
Primary School, General Store and Cafe,
Pentland Primary School, Council Offices,
Telford Park, CFA.

* The above information represents an average across the precinct.



Detached single storey dwelling with no front fencing.



Curvilinear street network, with wide road reservations and informal street tree plantings.

Existing Character Statement

This precinct covers an older area of Darley and is characterised by both a flat and undulating topography with wide road reserves in a curvilinear and disconnected street network with several cul-de-sacs. There are minimal footpaths throughout the precinct which limits pedestrian connectivity.

Traditional front setbacks, relatively low levels of site coverage and moderate front gardens are prominent throughout the precinct. Street tree plantings are inconsistent with some streets have stronger and more established plantings that do contribute to the character of the street.

Dwellings exhibit varied styles, materials and eras with 1980s to 1990s brick veneer being the most common style represented. The dwellings are almost uniformly single storey, however where there is slope, split and double storey dwellings exist. Dwellings are generally detached in form with off street car parking ranging from carports, single and double garaging to the side of the dwelling being the norm. Minimal front fencing exists throughout the precinct, however where it does exist the fencing is of a low scale.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 7

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.



Articulated multi-dwelling development.

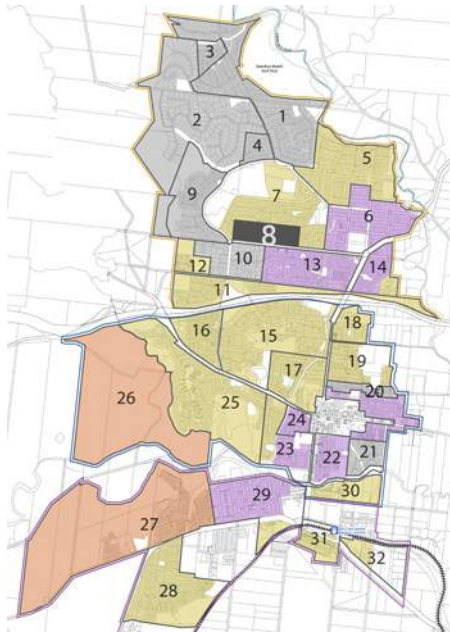


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling.



Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 8



Non existent street plantings with a one sided footpath.



Brick dwelling with moderate landscaping.

Existing Character Statement

This precinct has a sloping topography and a modified grid street network. One sided footpaths exist throughout the precinct, however connectivity within and to adjoining precincts is limited with all access via one access point from Grey Street.

Front setbacks are conventional, with minimal front fencing. Where front fencing does exist, it is low scale. Front gardens are generally formal and sparse. Street tree plantings are non-existent in parts and where plantings do exist they are inconsistent and yet to reach maturity, therefore canopy cover is currently low.

The predominant built form is a mix of single and double storey brick dwellings in contemporary or reproduction styles with integrated double garages being the norm. Dwellings are generally setback from both side boundaries.

The eastern portion of the precinct is known as the 'Brickworks site' and is proposed to be redeveloped as a retirement village.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 1627 m²
Site Coverage / 30%
Front Setback / 8m
Key Features and Infrastructure / Public Open Space / Reserves

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 8

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided. Future development is encouraged to be sympathetic to the sloping landscape and should avoid excessive site disturbance.

Built form will be of a modest scale and complement the scale and rhythm of existing development, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Landscaped front garden with canopy trees establishing.



Articulated contemporary dwelling with a mix of building materials.



Streetscape with strong canopy tree plantings.

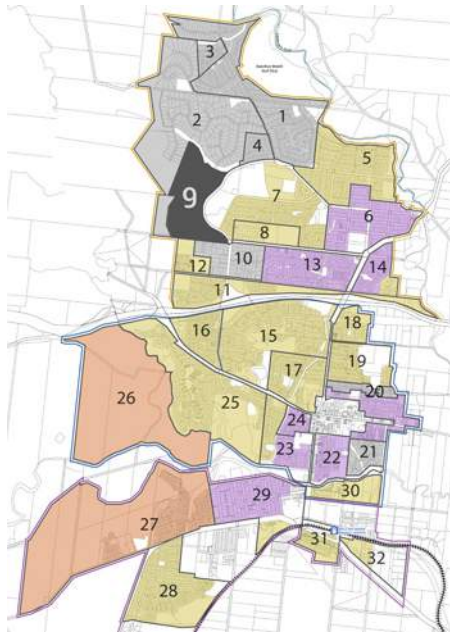


Articulated multi-dwelling development.



Articulated double storey dwelling.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 9



Locality / Darley
Lot Size / 1117 m²
Site Coverage / 34%
Front Setback / 6m

* The above information represents an average across the precinct.



Inconsistent street tree plantings with a single sided footpath.



Site cuts and retaining walls feature throughout the precinct.

Existing Character Statement

This precinct is generally characterised by recent contemporary development in a curvilinear street network with several cul-de-sacs. The streetscape is neat, however there is minimal street tree plantings and where plantings do exist they are inconsistent and immature. The precinct provides a one sided footpath network, despite this pedestrian connectivity is poor with all access from Halletts Way.

Dwellings are generally single storey, although due to the steep topography of the precinct split level and double storey dwellings also exist. The sloping landform has prompted the need for several lots to use retaining walls.

Dwellings constructed of brick with colourbond or tiled roofs and integrated double garages dominate the precinct. Front setbacks are generally conventional, while front fences are non-existent and gardens are generally formal and sparse.

The lots on Halletts Way are of an older era to the balance of the precinct. These lots contain older style brick dwellings with established gardens that often flow to the street edge.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 9

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens. Built form to side boundaries will generally be avoided. Garages, carports, and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site.

Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance. Built form will generally be of a modest scale, however innovative and unique built form that enhances the precinct is desirable.

Landscaped front gardens, with minimal front fencing are encouraged. Site coverage will continue to be low and allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Dwelling not dominating the streetscape and set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Articulated contemporary dwelling with a mix of building materials.

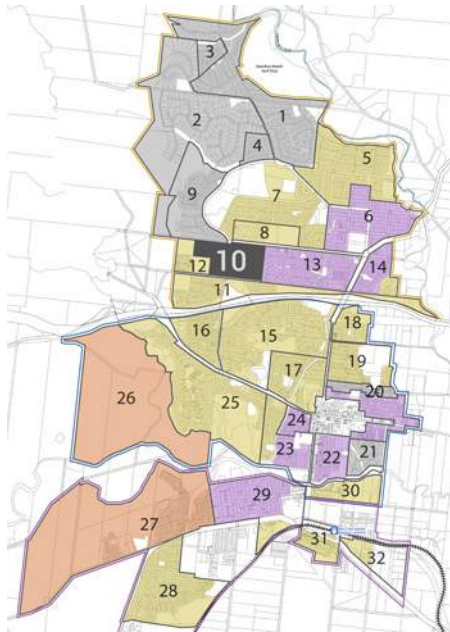


Articulated dwelling set behind landscaped front garden.



Innovative and unique dwelling set behind a landscaped garden that does not dominate the streetscape.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 10



Locality / Darley
Lot Size / 3881 m²
Site Coverage / 14%
Front Setback / 16m

* The above information represents an average across the precinct.



Country landscape with a homestead style dwelling on a larger lot.



Rural style streetscape with informal plantings and open wire fencing.

Existing Character Statement

This precinct is characterised by larger residential lots in a natural landscape setting with a gently undulating topography and a curvilinear street network. Parts of the road network within the precinct contain rural standard roads with swale drains, and is reflective of the rural character of the precinct.

Most lots are developed with large single storey dwellings with a mix of architectural styles, however homestead style brick dwellings are dominant throughout the precinct. Dwellings have substantial side, rear and front setbacks.

Limited street tree plantings exist with some established natives scattered throughout the precinct. Most lots contain established informal native landscaping and open grassed front setbacks.

Fencing ranges from non-existent to post and wire fencing and lots often contain colourbond sheds to the rear of the dwellings.

The precinct is currently experiencing minimal change.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 10

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

Due to this precinct being located within proximity to some services and facilities, and the precinct being surrounded by more intense residential development, further subdivision of these lots that complement the natural characteristics of the precinct may be appropriate.

Any further subdivision should enhance the precinct and retain the natural landscape. This will be achieved through maintaining large residential lots, with built form occupying low portions of the site, complementing the unique topography of the precinct and retaining substantial setbacks around the dwellings.

Buildings will continue to stand in expansive grounds and enhance the existing landscape through increased native plantings. Built form will generally be of scale similar to existing development, however innovative and unique built form that positively contributes to the character of the precinct is desirable.

Front fencing is discouraged and where front or side fencing is proposed it should continue with the post and wire theme that currently exists. With future subdivision likely to be in the form of battle axe arrangements, the design must not compromise the character of the precinct and should include substantial driveway widths that allows for increased landscaping.



Dwelling not dominating the lot and setback behind an open and spacious garden.



Dwelling complementing the natural landscape.

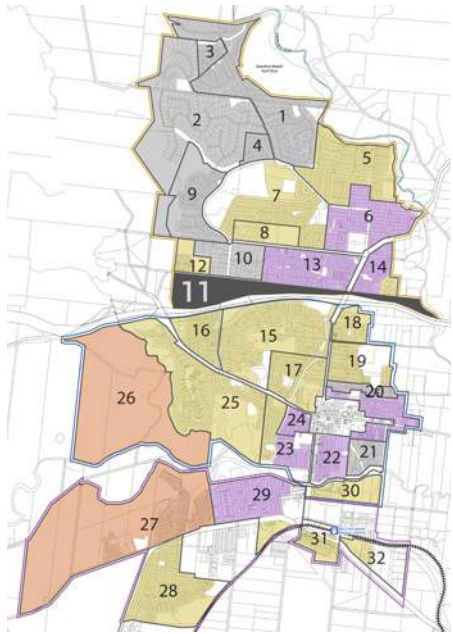


Dwelling sympathetic to site topography and avoiding a significant site cut.



Innovative built form set in a natural landscape.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 11



Locality / Darley
Lot Size / 814 m²
Site Coverage / 42%
Front Setback / 7m

* The above information represents an average across the precinct.



Strong street tree plantings that are still establishing.



Contemporary dwelling with moderate landscaping.

Existing Character Statement

This precinct is generally characterised by recent contemporary development with a curvilinear street network that contains several cul-de-sacs and a one sided footpath network. There are several parcels of land that have not, as yet been subdivided, however are expected to be developed in the near future.

In the areas of the precinct that have been developed (western section), the streetscape is neat, with inconsistent street tree plantings. However, the planting is more consistent than most precincts within Darley, and when the plantings establish they will significantly contribute to the character of the precinct. The southern boundary of the precinct abuts the Western Freeway and therefore connectivity is limited throughout the precinct, with all access from Holts Lane.

Lots are generally developed with single storey dwellings, however some low scale multi-unit developments also exist. Lot sizes range from more conventional residential lots through to smaller lots. The smaller lot sizes typically display high site coverage with reduced front setbacks, often minimal side setbacks and limited passive open space.

Dwellings are generally constructed of brick with colourbond or tiled roofs with integrated double garaging as part of the dwelling being the norm. Front fences are non-existent and gardens are generally formal and sparse. The eastern portion of the precinct (east and west of Gisborne Road), contain older brick dwellings, a church and the Darley car wash, all of which have frontage to Holts Lane. The far eastern section of the precinct contains larger residential lots with the lots also fronting Holts Lane and some lots undeveloped.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 11

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will maintain the existing streetscape rhythm within the existing street network, with some streets having a pattern of minimal side setbacks while others have clear side setbacks on both boundaries. Boundary to boundary development should be avoided throughout the precinct.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Due to the precinct containing several smaller residential lots with high site coverage, further intensification in many instances will not be practical. However where intensification opportunities do exist, including multi dwelling developments, they should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification. Site coverage will remain moderate to high for the smaller lots, however a reasonable level of amenity should still be provided for these lots, while built form on larger lots should not dominate the lot and allow for generous private open space and garden plantings.

Open front gardens will blend into the public realm, with minimal front fencing. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated multi-dwelling development.



Well articulated contemporary dwelling with a mix of building materials.



Streetscape with strong canopy tree plantings.

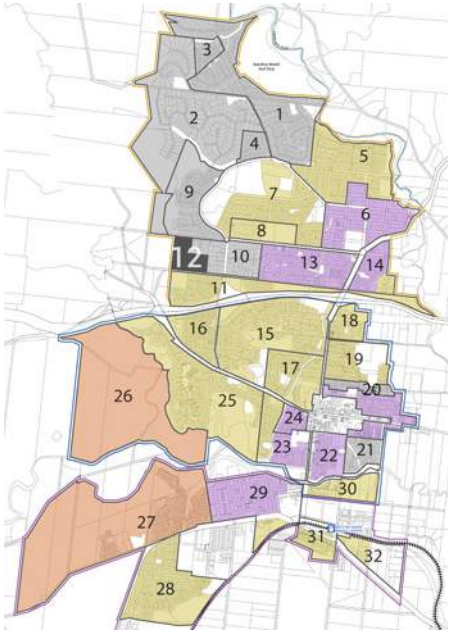


Articulated double storey dwelling.



Articulated dwelling set behind landscaped front garden.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 12



Existing Character Statement

This precinct is a unique to Darley and is characterised by attached and semi-detached multi-unit and town house developments that range in contemporary single and double storey built form. The precinct has a modified grid street layout with a one sided footpath network. The precinct has limited accessibility with all access from Holts Lane. The streetscape is neat, with minimal street tree plantings.

Dwellings are generally constructed of brick with colourbond or tiled roofs with integrated double or single garaging as part of the dwelling being the norm. Front fences are non-existent and minimal front gardens exist, which is often due to the high built form site coverage within the lots and small front and side setbacks. The northern and eastern sections of this precinct are yet to be developed.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 345 m²
Site Coverage / 47%
Front Setback / 5 m

* The above information represents an average across the precinct.



Minimal street tree plantings with a one sided footpath.



Multi-dwelling developments are dominant throughout the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 12

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

The part of the precinct that has already been developed has minimal opportunities for further intensification. However, there is opportunity to provide additional conventional lot sizes within the future development of the two large parcels located within the precinct.

New development should create a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred and emerging character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale, however innovative and unique built form, that enhance the precinct will be encouraged. Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Ensuring new canopy tree plantings are included as part of new subdivision design will be vital to assist in developing the urban character of the precinct and allowing for a balance between open space and built form to be achieved.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Articulated double storey dwelling.



Articulated multi-dwelling development.

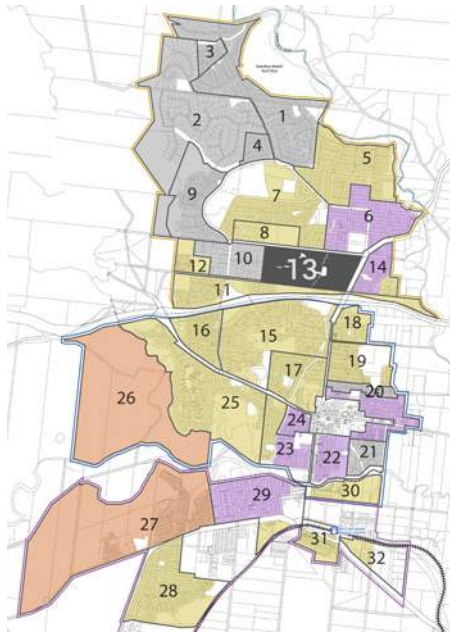


Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling.



Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 13



Inconsistent street tree plantings, wide road reserves and no footpaths.



Conventional dwelling with minimal landscaping and metal fencing which is present throughout this precinct.

Existing Character Statement

This precinct covers an older area of Darley that is within close proximity to numerous services and facilities, including Darley Plaza. The topography of the precinct is generally flat with some areas having a gentle slope. The street network is a modified grid with several cul-de-sacs. The precinct has a limited footpath network, with most streets having no footpaths, and therefore pedestrian connectivity is low.

Minimal street tree plantings exist and as a result the precinct has a low tree canopy cover. The precinct is generally dominated by no front fencing, however some lots do have low scale fencing, often constructed of metal.

Traditional front setbacks, relatively low levels of site coverage and minimal front gardens contributes to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey brick veneer dwellings being the most common style represented. The dwellings are generally of a modest scale and have a range of car parking arrangements from off-street with no cover, single carports and garages.

There is evidence of some change occurring with the precinct, with the eastern area of the precinct containing single and double storey multi-dwelling developments. The multi-dwelling developments are often attached, which is notably atypical to the character of the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 796 m²
Site Coverage / 33%
Front Setback / 6 m

Key Features and Infrastructure / Darley Plaza, Darley Medical Centre, Darley Neighbourhood house, Early leaning centre Bacchus Marsh, Playgrounds, Albert Street Shops, Darley Oval, Bacchus Marsh Montessori Preschool.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 13

This precinct is recommended for **Increased Residential Growth**.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged.



Articulated contemporary multi-dwelling development.



Articulated multi-dwelling development.

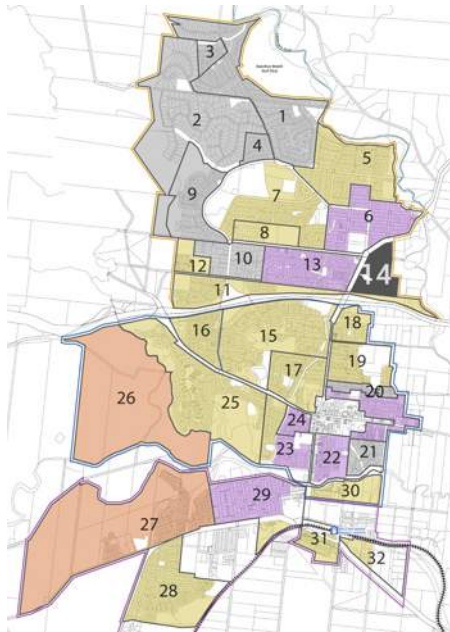


Quality street tree planting, with a strong footpath network.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 14



Existing Character Statement

This precinct covers an older area of Darley that is within close proximity to numerous services and facilities, including Darley Plaza. The precinct is generally dominated by a flat topography with other areas having some slope. The precinct is dominated by wide road reserves in a curvilinear pattern with a disconnected street layout and no footpaths.

Traditional front setbacks, relatively low levels of site coverage and established gardens contribute to a sense of openness within the precinct. Minimal front fencing exists and where fencing does exist it is of a low scale.

Dwellings exhibit varied styles and materials with 1980s brick veneer dwellings being the most common style represented. The dwellings are almost uniformly single storey and generally detached in form with off street car parking ranging from carports and single garaging to the side of the dwelling being dominant. There is evidence of some change occurring within the precinct with single storey multi-dwelling developments present. The multi dwelling developments are often attached, which is notably atypical to the character of the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Darley
Lot Size / 1282 m²
Site Coverage / 32%
Front Setback / 7 m

Key Features and Infrastructure / Bacchus Marsh Montessori Preschool, Medical Clinic, Lerderderg River Walking Trail, Playgrounds, Albert Street Shops, Darley Oval, Darley Plaza, Darley Medical Centre, Neighbourhood House and Early Learning Centre.

* The above information represents an average across the precinct.



Conventional dwelling with minimal landscaping.



Inconsistent street tree plantings, wide road reserves and no footpaths.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 14

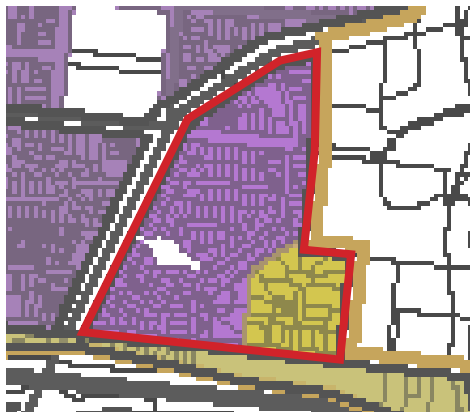
This precinct is recommended for :

Increased Residential Growth.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Natural Residential Growth.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."



Purple: Increased Residential Growth Areas

Yellow: Natural Residential Growth Areas

Preferred Character Statement

The precinct has mostly been identified for Increased Residential Growth, however the south-eastern portion has been identified for Natural Residential Growth.

In regards to the areas identified for Increased Residential Growth, these areas will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is desirable.

In regards to the Natural Residential Growth Areas, these areas will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.

Existing Character Statement

This precinct is characterised by two distinct areas, due to unconstructed road connections and undeveloped land between parts of the eastern and western section of the Precinct.



Quality street tree planting, with a strong footpath network.

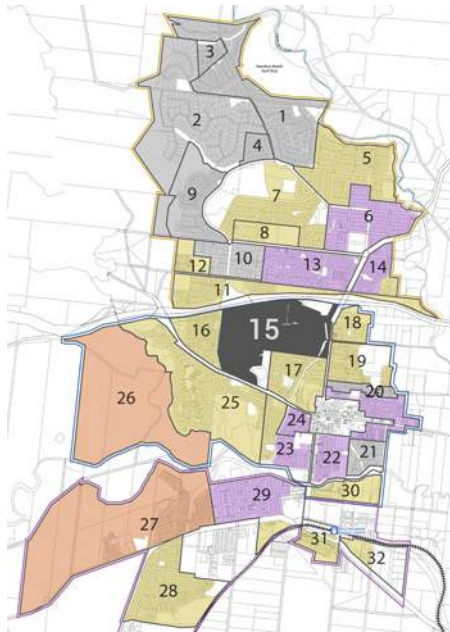


Articulated contemporary multi-dwelling development.



Articulated contemporary dwelling with a mix of building materials. (Natural Residential Growth Area)

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 15



Locality / Bacchus Marsh

Lot Size / 836 m²

Site Coverage / 42%

Front Setback / 7m

Key Features and Infrastructure / Bacchus Marsh Child Care Centre, Caravan Park.

* The above information represents an average across the precinct.



Clifton Drive features strong uniform street tree plantings.



Conventional dwelling set behind moderate landscaped front gardens.

Once development is complete pedestrian and vehicle connectivity will significantly improve.

The precinct has a sloping topography and is a mixture of both a curvilinear and modified grid street network. The precinct has a one sided footpath network and most of the precinct (with the exception of the western section) has strong pedestrian connectivity to the Bacchus Marsh township.

The eastern section of the precinct is an older, established area with dwellings exhibiting a variety of styles and materials. Brick and weatherboard dwellings from the 1970s & 1980s era dominate the precinct. Strong street tree plantings exist within some sections of the precinct, including Clifton Drive having strong uniform plantings that add significant character to the streetscape.

The dwellings in the eastern section of the precinct are almost uniformly single storey, detached, achieve a balance between built form and open space, with generous front setbacks, a mixture of lots with none or low front fencing and off street car parking ranging from carports to garages, generally located to the side of the dwelling. There is evidence of some change occurring within this section of the precinct with multi-dwelling developments and double storey townhouses also present.

The western section of the precinct is currently accessed off Halletts Way and is being developed with contemporary dwellings. Front setbacks are conventional, while front fences are non-existent and gardens are generally formal, sparse and still establishing. Some street trees exist, however the trees are still establishing and not currently providing any canopy cover.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 15

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Articulated double storey dwelling.



Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling.



Streetscape with strong canopy tree plantings.

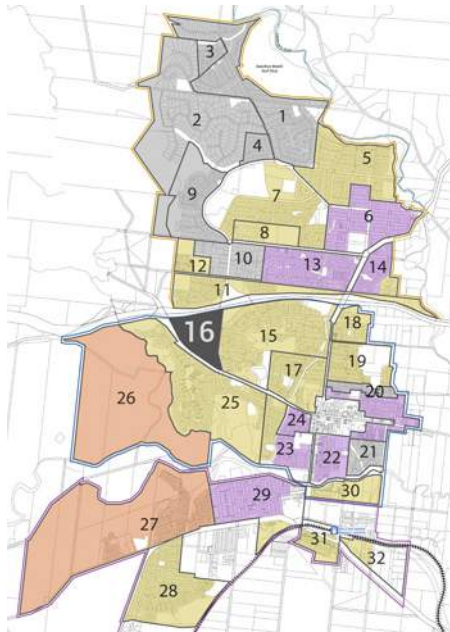


Articulated multi-dwelling development.



Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 16



Two sided footpath and street tree plantings yet to reach maturity.



Contemporary dwelling built to one boundary and set behind moderate landscaped front garden.

Existing Character Statement

This precinct is characterised by a sloping, and in part undulating topography, with a curvilinear street network and several cul-de-sacs. Both one and two sided footpaths exist throughout the precinct, however connectivity within and to adjoining precincts is limited with all access from Halletts Way. Some lots at the northern end of the precinct are still to be developed.

Front gardens are generally formal and sparse. Street tree plantings are non-existent in parts and where plantings do exist they are inconsistent and yet to reach maturity, therefore canopy cover is currently low. Minimal front fencing exists, and where front fencing does exist it is of a low scale.

A range of lot sizes exist throughout the precinct, including several small lots. The smaller lot sizes typically display very high site coverage with reduced front setbacks, often minimal side setbacks and limited passive open space, the dominant building style is single storey brick dwellings in contemporary or reproduction styles with integrated double garages.

The southern section of the precinct is more established with contemporary built form still dominant, however these lots are larger, and as a result have generous front and side setbacks, lower site coverage and more established landscaping.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 1086 m²

Site Coverage / 33%

Front Setback / 7m

Key Features and Infrastructure / Underbank private bowling green, Bellbrook gardens retirement, Large water header tank on Bacchus Marsh Rd.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 16

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form. Site coverage will remain moderate to high for the smaller lots, however a reasonable level of amenity should still be provided for these lots.



Articulated double storey dwelling.



Streetscape with strong canopy tree plantings.



Articulated dwelling set behind landscaped front garden.

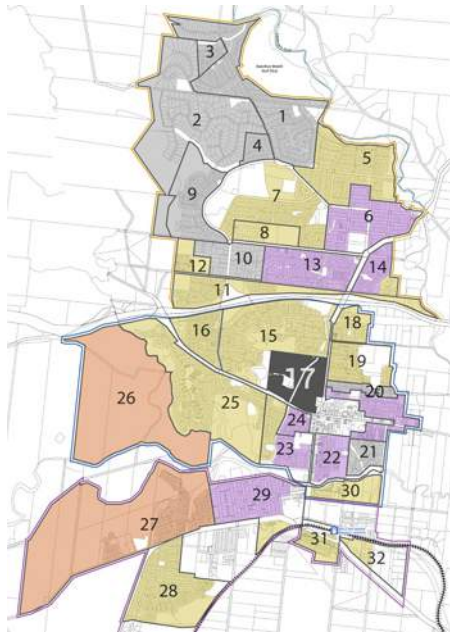


Articulated multi-dwelling development.

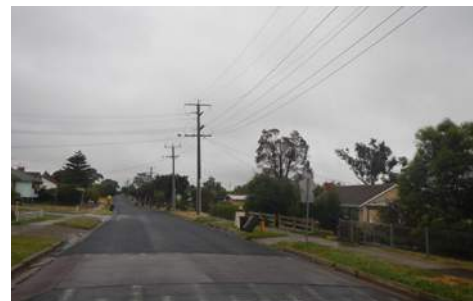


Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 17



Weatherboard dwelling, conventional front setback and low scale fencing which is typical of the precinct.



Minimal street tree plantings with a two sided footpath network.

Existing Character Statement

This precinct covers an older area of Bacchus Marsh that is within close proximity to the Bacchus Marsh town centre. The topography of the precinct is sloping. The street network is a modified grid with some cul-de-sacs. The precinct has a strong footpath network with footpaths on both sides of the streets.

Street tree plantings are inconsistent throughout the precinct, with some streets having more established plantings than others, however overall canopy cover is low.

Dwellings exhibit varied styles, materials and eras with 1960s dwellings constructed out of a range of materials including cement sheeting, brick and weatherboard dwellings being the most common style represented. The dwellings are generally of a conservative scale and have a range of car parking arrangements from off-street with no cover, single carports and garages.

Low scale fencing exists throughout the precinct with metal and timber fences dominant. Dwellings generally have traditional front setbacks, relatively low levels of site coverage and minimal front gardens, all of which contribute to a sense of openness within the precinct.

The north-eastern section of the precinct has more dominant and consistent built form than the balance of the precinct, with intact streetscapes and weatherboard dwellings that sit behind manicured and landscaped gardens.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 628 m²

Site Coverage / 29%

Front Setback / 7m

Key Features and Infrastructure / Lidgett St Reserve and Playground. St Bernards Primary School, Bacchus Marsh Town Centre

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 17

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will generally be of a modest scale, however innovative and unique built form, that enhances the character of the precinct will be encouraged. New development in the north-eastern section of the precinct, where an intact streetscape and built form exists, is encouraged to complement the existing character.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Low scale or no front fencing is preferred which will allow views into landscaped front gardens. Built form will not dominate the lot and will create opportunities for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Contemporary weatherboard dwelling with well landscaped front garden.



Articulated double storey dwelling.



Dwelling with a mix of building materials, strong landscaping and car parking to the rear of the dwelling



Streetscape with strong canopy tree plantings.

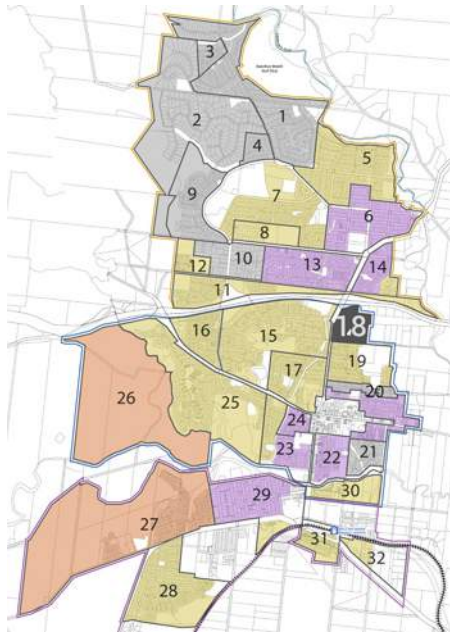


Articulated multi-dwelling development.



Dwelling that complements the existing character in the north-eastern section of the precinct

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 18



Brick dwelling set behind moderate landscaped front garden.



Minimal street tree plantings, wide road reserves and no footpaths.

Existing Character Statement

The character of this precinct is typified by larger residential lots with a flat topography. The street network is curvilinear with wide road reserves, numerous cul-de-sacs and no footpaths.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established plantings than others. A mix of well-established to minimalistic gardens of an eclectic style exist throughout the precinct.

Front and side setbacks are generous with off street car parking in the form of attached carports or garages to the side of the dwelling dominant. A range of front fencing exists with low and high fencing evident and often constructed of brick or timber with some picket style fencing present, however lots with no front fencing still dominate the precinct.

Built form is generally modest and does not dominate the streetscape with single storey brick dwellings of the 1970s -1990s era prevailing throughout the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 889 m²

Site Coverage / 35%

Front Setback / 7m

Key Features and Infrastructure / Barbara Crt Reserve and Playground, Bacchus Marsh retirement living.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 18

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Articulated double storey dwelling.



Articulated multi-dwelling development.

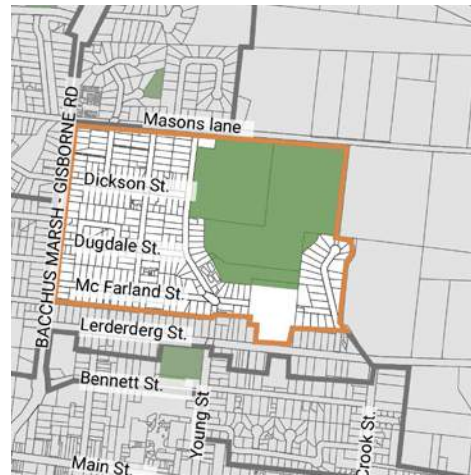
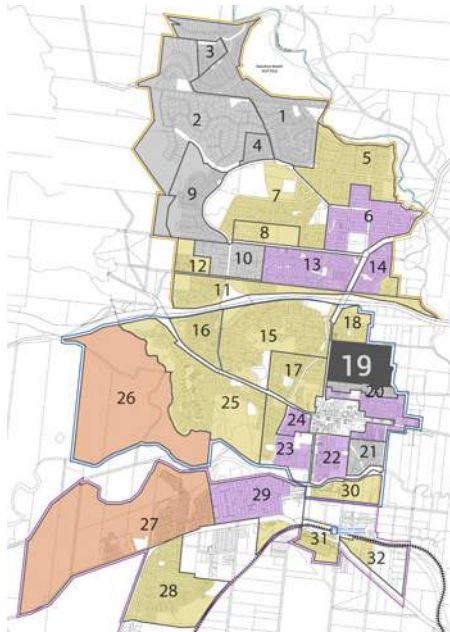


Articulated contemporary dwelling with a mix of building materials.



Contemporary weatherboard dwelling with well landscaped front garden.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 19



Weatherboard dwelling set behind landscaped gardens and low scale fencing which are present throughout the precinct



Inconsistent street tree plantings, wide road reserves and a two sided footpath network.

Existing Character Statement

This precinct covers an older area of Bacchus Marsh that has several strong character elements, including some of the more historical dwellings in Bacchus Marsh. Dwellings exhibit various styles, materials and eras from 1960s single storey brick dwellings through to renowned architectural styles such as Californian Bungalows and Edwardian dwellings. The precinct also contains several more recent contemporary dwellings.

The topography of the precinct is reasonably flat. The street network is a legible, modified grid with two sided footpaths that provide strong pedestrian connectivity throughout the precinct and surrounds.

Street tree plantings are inconsistent, with some streets having more established street tree planting, than others.

Most lots have low scale front fencing constructed out of a range of materials, with low scale brick and timber picket fences being the most dominant styles throughout the precinct. A range of car parking arrangements exist, with dwellings usually accompanied by a carport or garage to the side of the dwelling.

A wide street network, traditional front setbacks and relatively low levels of site coverage contribute to a sense of openness within the precinct.

There is evidence of some change occurring with the precinct, including a significant retirement village and several multi dwelling developments. The multi-dwelling developments are often attached, which is notably typical of the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 707 m²

Site Coverage / 33%

Front Setback / 6m

Key Features and Infrastructure / Masons Lane Reserve Bacchus Marsh Primary, Bacchus Marsh Town Centre, Open Space.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 19

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will generally be of a modest scale, however innovative and unique built form, that enhance the character of the precinct will be encouraged. New development located in close proximity to dwellings that exhibit historical architectural styles should not compromise the intact existing character of these dwellings.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Low scale or no front fencing is preferred which will allow views into landscaped front gardens. Built form will not dominate the lot and will create opportunities for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Articulated double storey dwelling.



Articulated contemporary dwelling with a mix of building materials.



Streetscape with strong canopy tree plantings.

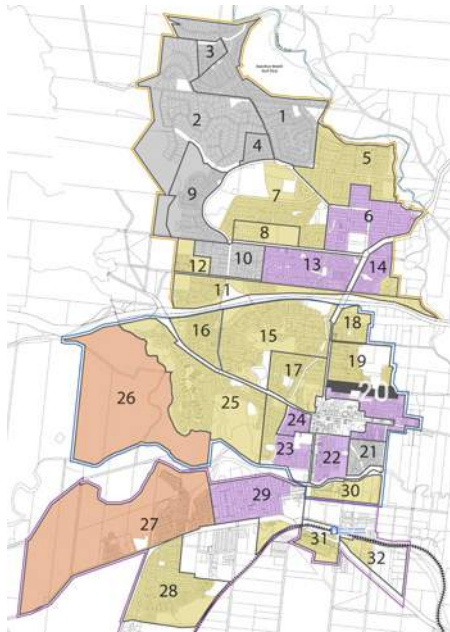


Articulated multi-dwelling development.



Contemporary weatherboard dwelling with well landscaped front garden.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 20



Historical dwelling set behind well landscaped and a manicured garden with low scale front fencing which is typical throughout the precinct.



Wide road reserves with some matured street tree plantings, and two sided footpath network.

Existing Character Statement

This precinct covers Lerderberg Street as its own precinct, due to this street being identified as the most intact street within Bacchus Marsh with both strong heritage and character values.

Lerderberg Street is located north of the Bacchus Marsh town centre and therefore is within a walkable catchment of many services and facilities.

The topography of the precinct is flat with footpaths on both sides of the street which provides for good pedestrian connectivity to the surrounding area.

Strong street tree plantings, that range in species are present through the precinct, however many of the plantings are yet to reach full maturity. Landscaping within the lots is generally formalised, well maintained, with a sense of pride in the upkeep of the gardens.

Dwellings exhibit varied styles, materials and eras, however there are several dwellings within the precinct that represent a specific housing era and style such as Edwardian and Californian bungalow style dwellings and therefore the precinct also contains a range of housing with heritage values, some of which have been included within a Heritage Overlay.

Most lots have low scale front fencing constructed out of a range of materials, with small brick walls and timber picket fences being dominant. Car parking is generally in the form of a carport or garage to the side of the dwelling.

A wide street network, traditional front setbacks and relatively low site coverage contributes to a sense of openness within the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 840 m²

Site Coverage / 39%

Front Setback / 8m

Key Features and Infrastructure / Masons Lane Reserve Bacchus Marsh Primary, Bacchus Marsh Town Centre, Open Space.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 20

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens while preserving the intact nature of the streetscape. Built form to side boundaries will be avoided and garages, carports and second storey development will not visually dominate dwellings or streetscapes. Built form and hard surfaces will continue to occupy a low portion of the site area.

The streetscapes will continue to have a sense of openness through new built form retaining generous front setbacks and minimal or low scale front fencing, which will allow for views to gardens and dwellings.

Built form will be of a modest scale and be sympathetic to the existing heritage and character of the precinct, however innovative and unique built form that blends with the existing character will be encouraged.

New development should complement existing dwellings within the precinct, through the consideration of the bulk, height, mass, articulation, roof pitches, setbacks, landscaping, materials etc.

Landscaping should also compliment the existing environment through the use of native and non-native plantings.



Landscaped streetscape with strong canopy tree plantings.



Dwelling that complements the existing character of the precinct.

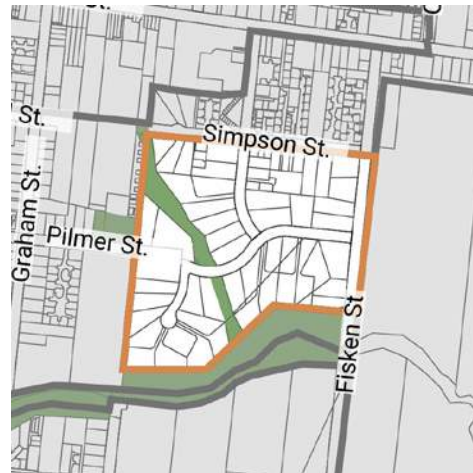
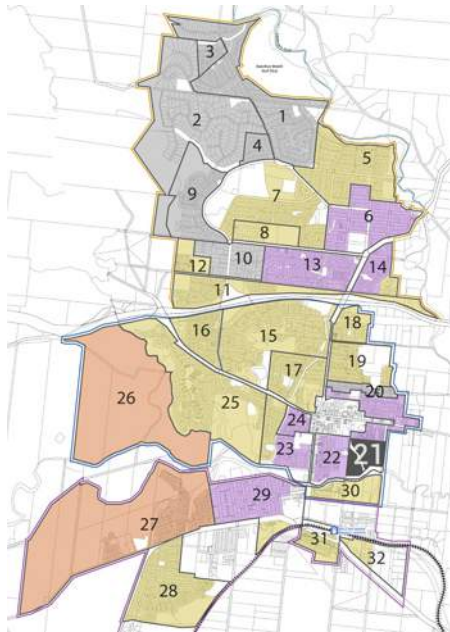


Dwelling with a generous front setback which has landscaping and built form materials that compliment the precinct.



Dwelling that is of a similar style to existing development within the precinct.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 21



Homestead style dwelling set behind modest landscaped garden on a large and spacious lot.



Wide road reserve, inconsistent street tree plantings with no footpaths.

Existing Character Statement

The character of this precinct is typified by larger residential lots with a flat topography. The street network is curvilinear with wide road reserves, cul-de-sacs and no footpaths.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established and consistent plantings than others.

Built form is generally large single storey brick dwellings from the 1980s era ranging from a homestead style dwelling through to a more contemporary older brick dwelling with skillion roofs.

Front and side setbacks are generous. Off street car parking in the form of attached carports or garages to the side or often to the rear of the dwelling due to the size of the lot are dominant throughout the precinct. Gardens are generally well established, of an eclectic style, with large open grass areas that often flow to the street, with no clear delineation between the lot and the verge. Minimal front fencing exists within the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 2333 m²

Site Coverage / 20%

Front Setback / 27m

Key Features and Infrastructure / McGrath St Reserves, Bacchus Marsh Town Centre.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 21

This precinct is recommended for **Minimal Residential Growth Area**

"Generally applies to residential land on the fringe of the township that does not have direct access to services and facilities and often has limitations to further development, e.g. topography, connectivity, existing development. May also include residential land that has been identified as having strong characteristics that requires protection from further development."

Preferred Character Statement

This precinct will continue to maintain the open and spacious character through retaining large lots that are occupied by single dwellings, wide frontages and generous setbacks around the dwellings.

Built form will occupy a low proportion of the site which will allow for openness, landscaping and vegetation to dominate the lots.

New development will complement the existing landscape environment and native and non-native landscaping throughout the precinct will be encouraged.

Built form will generally be of scale similar to existing development, however innovative and unique built form that enhances the precinct is desirable.

Front fencing is discouraged and where front or side fencing is proposed it should be of a low scale

Carports, garages and outbuildings should not dominate the streetscape and are encouraged to be located to the side or rear of the dwelling.



Dwelling not dominating the lot and setback behind an open and spacious garden.



Streetscape with strong canopy tree plantings.



Articulated two storey dwelling on a corner allotment that has a strong presence to both streets.

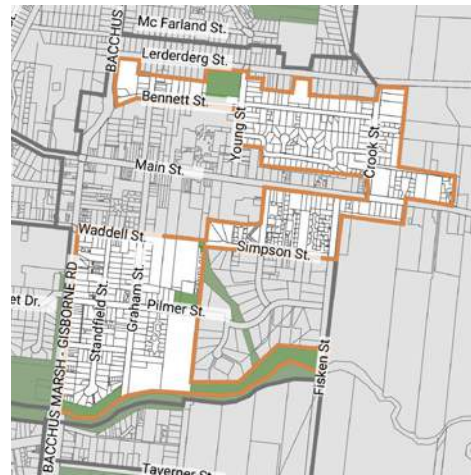
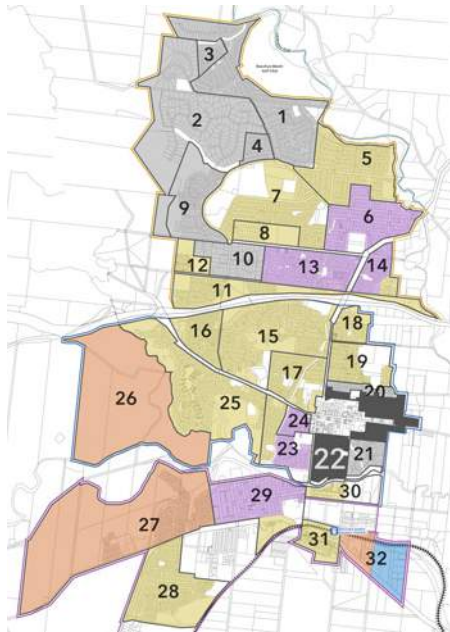


Contemporary dwelling with skillion roof that complements many roof forms within the precinct.



Homestead style dwelling set behind natural landscaped front garden.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 22



Wide road reserve, with established street tree plantings and a one sided footpath network.



Brick dwelling set behind landscaped front garden with low scale front fencing.

Existing Character Statement

This precinct covers an older area of Bacchus Marsh that has several strong character elements, including a range of dwellings with heritage values and representing renowned architectural styles. The precinct adjoins the Bacchus Marsh town centre and therefore is within a walkable catchment of many services and facilities including the Bacchus Marsh train station to the south of the precinct.

The topography of the precinct is reasonably flat. The street network is a legible, modified grid with footpaths ranging from some streets having none, one or two sided footpaths and therefore reasonably good pedestrian connectivity exists within the precinct and to the surrounding area.

Street tree plantings are inconsistent throughout the precinct, however the plantings that are established often have strong canopy cover, which contributes to the character of the precinct.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey brick dwellings being evident throughout the precinct. Although the precinct contains a range of architectural styles, there are several dwellings within the precinct that represent a specific housing era and style such as Edwardian and Californian bungalow style dwellings and therefore the precinct also contains a range of housing with heritage values.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Most lots have low scale front fencing constructed out of a range of materials, with small brick walls and timber picket fences being prominent throughout the precinct. A range of car parking arrangements exist within the precinct with carports or garaging to the side of the dwelling prevalent.

A wide street network, traditional front setbacks and relatively low site coverage contributes to a sense of openness within the precinct.

There is evidence of some change occurring with the precinct, with contemporary and multi-dwelling developments also existing. Multi dwellings and are often attached, which is notably atypical for the precinct.

Locality / Bacchus Marsh

Lot Size / 640 m²

Site Coverage / 53%

Front Setback / 6m

Key Features and Infrastructure / Werribee River, Gisborne Rd, Rotary Park, Public Swimming Pool, Peppertree Park Reserve, White Avenue Reserve, Clarinda St Reserve and Playground, Hospital, Grant lodge aged care, CFA, Medical Centre, Retail, Bacchus Marsh Train Station and Town Centre.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 22

This precinct is recommended for **Increased Residential Growth**.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Preferred Character Statement

This precinct will allow for increased housing choice over time given its proximity to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged, however new development located in close proximity to dwellings that exhibit historical architectural styles should ensure built form complements these dwellings.

Increasing the diversity in housing products within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Articulated multi-dwelling development.



Articulated contemporary multi-dwelling development.



Multi-dwelling development that is well articulated and uses a mix of building materials.



Quality street tree planting, with a strong footpath network.

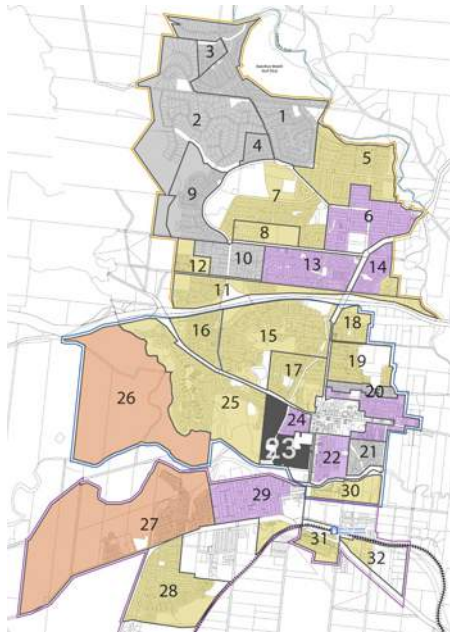


Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 23



Modest brick dwelling with generous front setback and low scale landscaping.



Wide road reserve, with inconsistent street tree plantings and a single sided footpath network.

Existing Character Statement

The character of this precinct is typified by larger residential lots with in parts steep and in parts sloping topography, however the eastern section of the precinct does contain more conventional lot sizes. The street network is generally curvilinear with wide road reserves, cul-de-sacs and footpaths ranging from none, one sided and some streets having footpaths on both sides of the street.

Street tree plantings range throughout the precinct and are often of an informal nature with some streets having more established and consistent plantings than others.

Due to the topography of the precinct there are a range of single, split level and double storey dwellings. Dwellings are generally of a large scale, constructed of brick and from the 1980s and 1990s era. The architectural style of the dwellings range from homesteads through to older brick dwelling with pitched roofs. Side setbacks are generous with off street car parking in the form of attached carports or garages to the side of the dwelling dominant throughout the precinct.

Dwellings often sit behind a highly landscaped front garden with generous front setbacks that contributes to softening the built form impact of the large dwellings. Both high and low fencing exists, however no front fencing is dominant through the precinct, with many lots have a seamless flow between the lot and the verge.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 835 m²

Site Coverage / 38%

Front Setback / 7m

Key Features and Infrastructure / Public Swimming Pool, Peppertree Park Reserve, White Avenue Reserve, Clarinda St Reserve and Playground, Hospital, Grant Lodge Aged Care, Rotary Park, CFA, Medical Centre, Retail. St Bernards Primary School.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 23

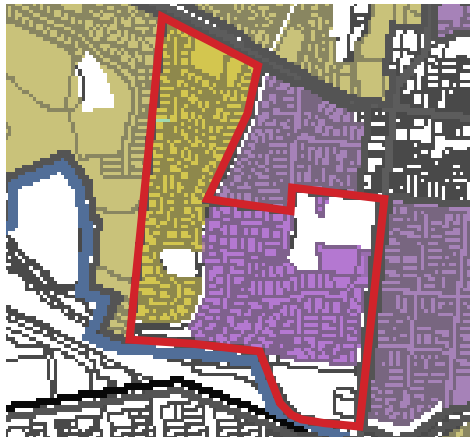
This precinct is recommended for:

Increased Residential Growth.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Natural Residential Growth.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."



Purple: Increased Residential Growth Areas

Yellow: Natural Residential Growth Areas

Preferred Character Statement

The precinct has been identified in part for Increased Residential Growth and in part for Natural Residential Growth.

In regards to the areas identified for Increased Residential Growth, these areas will allow for increased housing choice over time in proximity to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments, will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged. Increasing the diversity in housing products within the precinct is desirable, while encouraging housing products that allow for a variety of housing choices in areas accessible to services and facilities will be supported.

In regards to the Natural Residential Growth Areas, these areas will generally maintain a streetscape rhythm of detached dwellings with conventional front and side setbacks. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Streetscape with strong canopy tree plantings.

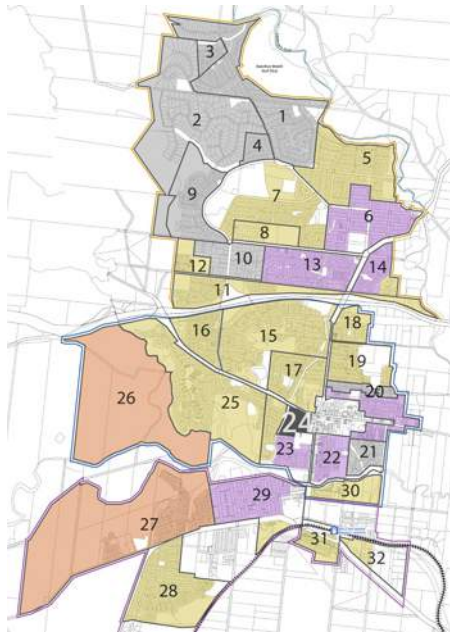


Contemporary multi-dwelling development that uses a mix of building materials. (Increased Residential Growth Areas).



Contemporary dwelling with skillion roof that complements many roof forms within the precinct.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 24



Weatherboard dwellings with traditional front setbacks dominate the precinct.



Wide road reserve, with inconsistent street tree plantings and a two sided footpath network.

Existing Character Statement

This precinct covers an older area of Bacchus Marsh that has several strong character elements, including a range of dwellings with heritage values and representing renowned architectural styles. The precinct has a subtle sloping topography in a modified grid layout with some cul-de-sacs. The precinct has a strong footpath network with footpaths on both sides of the street.

Street tree plantings are inconsistent throughout the precinct with some streets having stronger and more established plantings than others, as a result canopy cover is generally low.

The precinct has a range of front fencing arrangements with some lots having no fencing through to lots that contain low and high fencing. Fencing has been constructed from a range of material, including timber (often pickets), palings, colourbond and metal.

Conventional lot sizes, front setbacks, relatively low levels of site coverage and minimal front gardens contributes to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with conservative 1960s weatherboard dwellings being the most common style represented. The dwellings are generally of a conservative scale and have a range of car parking arrangements from off-street with no cover, single carports and garages.

The precinct is within a close proximity of the Bacchus Marsh town centre and therefore is in a walkable catchment of many services and facilities

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / 605 m²

Site Coverage / 41%

Front Setback / 7m

Key Features and Infrastructure / CFA, Medical Centre, Bacchus Marsh Rd, Gisborne Rd, Rotary Park, St Bernards Primary School, Public Swimming Pool, Peppertree Park Reserve, White Avenue Reserve, Clarinda St Reserve and Playground, Hospital, Grant lodge aged care, Bacchus Marsh Town Centre and Retail.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 24

This precinct is recommended for **Increased Residential Growth**.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments should ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Innovative and unique development that enhances the character of the precinct is encouraged, however new development located in close proximity to dwellings that exhibit historical architectural styles should ensure built form complements these dwellings.

Increasing the diversity in housing products within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Articulated multi-dwelling development.



Well articulated contemporary multi-dwelling development.



Multi-dwelling development that is well articulated and uses a mix of building materials.



Quality street tree planting, with a strong footpath network.

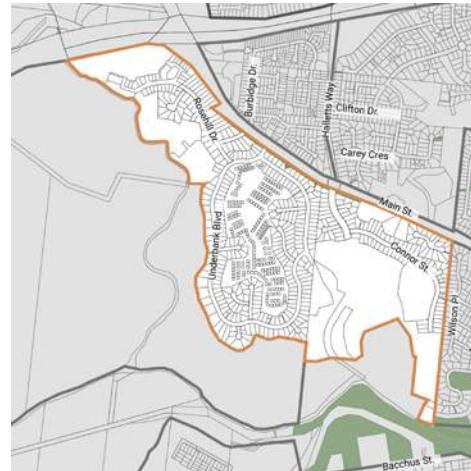
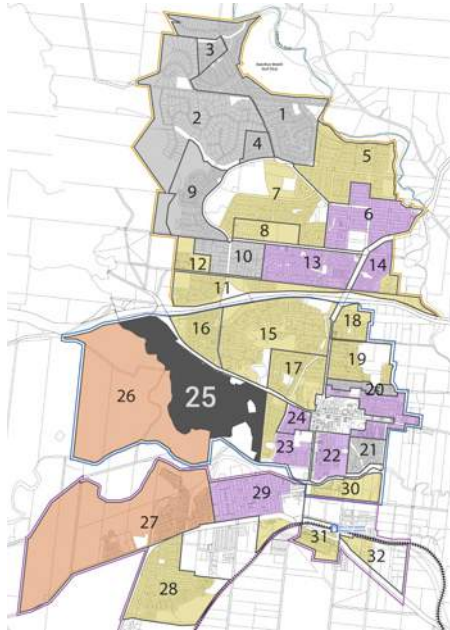


Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets built to one side boundary.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 25



Wide road reserve, with inconsistent street tree plantings and no footpath network.



Conventional brick dwelling with moderate landscaping and no front fencing.

Locality / Bacchus Marsh

Lot Size / 1086 m²

Site Coverage / 33%

Front Setback / 7m

Key Features and Infrastructure / Underbank

Private Bowling Green, Bellbrook Gardens

Retirement

* The above information represents an average across the precinct.

Existing Character Statement

This precinct is characterised by two distinct areas due to the topographical variation throughout the precinct. The precinct has a flat and in part undulating topography within a curvilinear and disconnected street network with several cul-de-sacs. However, parts of the southern section of the precinct is also undulating but with a significantly steeper topography than the balance of the precinct. As a result, dwellings in this area are substantially elevated or in some instances sit below street level.

Footpaths are inconsistent throughout the precinct with several streets having no footpaths, and some streets having one sided footpaths. Therefore, pedestrian connectivity is limited throughout the precinct.

Traditional front setbacks, moderate site coverage and conservative front gardens are dominant. Street tree planting are inconsistent and some streets have stronger, established plantings, or garden spill to the kerb that do contribute to the character of the precinct.

Dwellings exhibit varied styles, however brick veneer dwellings from the 1980s through to more current contemporary dwellings are the most common style represented. The dwellings are almost uniformly single storey, although where there is slope, split and double storey dwellings exist.

Dwellings are generally detached in form with off street car parking ranging from carports, single and double storey garaging to the side of the dwelling being the norm. Minimal front fencing exists throughout the precinct, and where they do exist, the fencing is of a low scale.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 25

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover within lots will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Articulated double storey dwelling.



Contemporary weatherboard dwelling with well landscaped front garden.



Streetscape with strong canopy tree plantings.

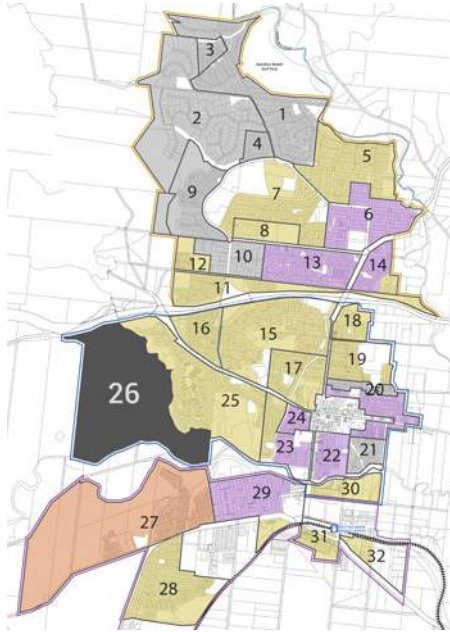


Articulated multi-dwelling development.



Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 26



Existing Character Statement

This precinct is a recently rezoned residential parcel of land known as Underbank. The precinct is currently vacant land and no development has commenced and therefore there is no residential existing neighbourhood character.

Despite no residential development currently existing, the site does have a number of natural characteristics that will form part of the future residential character. The precinct is situated in a well-defined valley landscape, bordered by hills to the west and an escarpment and existing residential homes in the east. The Western Freeway and Werribee River form the northern and southern boundaries. The site has varying and a unique landscape throughout including flat, undulating and steep topography. The topography creates unique opportunities for substantial views to be achieved across Bacchus Marsh for future residential development.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Bacchus Marsh

Lot Size / n/a

Site Coverage / n/a

Front Setback / n/a

Key Features and Infrastructure / n/a

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 26

This precinct is recommended for **Greenfield Residential Growth Area**

"Land that is generally located on the fringe that has been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years."

Preferred Character Statement

In accordance with the requirements of the Development Plan Overlay (Schedule 6), this precinct will be developed as a master planned estate over several years. Prior to development commencing, a Development Plan will need to be approved by Council that will assist in identifying the preferred character of the Precinct including identifying urban design principles to be achieved for future built form within the precinct.

Despite the above, the precinct should allow for a diverse range of housing choice, while ensuring a sense of place and character is developed throughout the estate for future residents. Multi-dwelling developments should be encouraged in locations that provide high levels of amenity.

Future development is encouraged to be sympathetic to the landscape and should avoid excessive site disturbance. Open front gardens should blend into the public realm, with minimal front fencing. Strong street tree plantings will be encouraged to ensure the precinct, in time, provides a high level of landscaping, including canopy tree cover.



Quality street tree planting, with a strong footpath network.



Contemporary dwelling with landscaped front garden.



Articulated contemporary dwelling with a mix of building materials.



Articulated double storey dwelling.

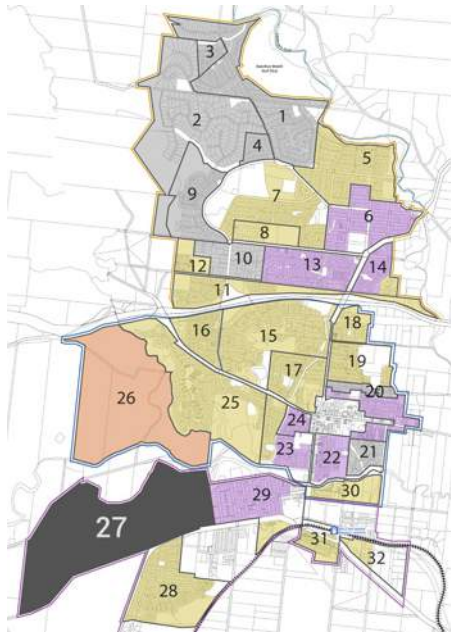


Medium density development overlooking open space.



Articulated multi-dwelling development.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 27



Locality / Maddingley

Lot Size / 456 m²

Site Coverage / 52%

Front Setback / 3m

Key Features and Infrastructure / Future Neighbourhood Activity Centre, Primary School and Community Facilities.

* The above information represents an average across the precinct.



Contemporary dwelling with landscaping still establishing and a conventional front setback.



Consistent street tree plantings that are still maturing with a two sided footpath network.

Existing Character Statement

This precinct is a master planned development known as Stonehill Estate that is characterised by recent contemporary development with several years of residential development still to occur. The topography of the precinct is gently undulating within a modified grid street network that includes several green spaces and links throughout. A two sided footpath network exists throughout the precinct that in time, will provide strong connectivity to a Neighbourhood Activity Centre proposed to be built as part of the development.

Front setbacks are conventional, while front fences are rarely used and gardens are generally formal, of a low scale and often still establishing. Strong and consistent street tree plantings are evident throughout the precinct, however yet to reach maturity and therefore canopy cover is currently low. In time the street trees will significantly add to the character of the precinct.

The predominant building style is single storey brick dwellings in contemporary styles, although double storey dwellings do also exist. Integrated double garages are the norm. Boundary to boundary development and dwellings built to one side boundary are evident throughout the precinct.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 27

This precinct is recommended for **Greenfield Residential Growth Area**

"Land that is generally located on the fringe that has been identified as land suitable for future residential development or is in the process of being developed for residential purposes, often over a number of years."

Preferred Character Statement

This precinct will continue to develop similar to the existing development within the Stonehill Estate.

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Quality street tree planting, with a strong footpath network.



Articulated contemporary dwelling with a mix of building materials



Medium density development overlooking open space.



Contemporary dwelling with landscaped front garden.

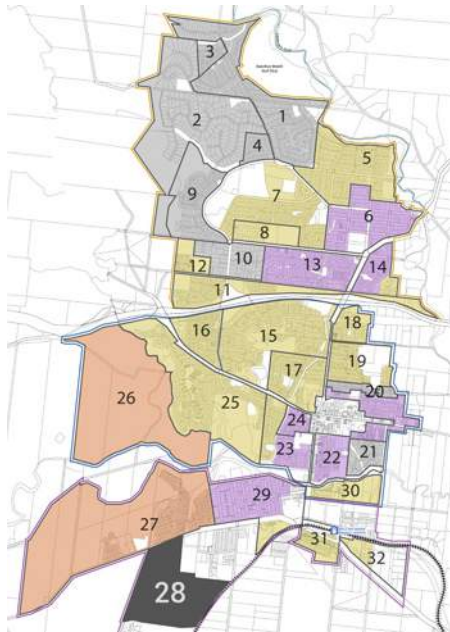


Articulated double storey dwelling.



Articulated multi-dwelling development.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 28



Locality / Maddingley

Lot Size / 751 m²

Site Coverage / 41%

Front Setback / 7m

Key Features and Infrastructure / Hillview Reserve and Playground, Sarino Park Estate Playgrounds, Early Learning Centre Maddingley.

* The above information represents an average across the precinct.



Conventional dwelling with moderate landscaping and no front fencing.



Wide road reserve, with inconsistent street tree plantings and a single sided footpath network.

Existing Character Statement

The precinct is dominated by a flat topography with some sections undulating. The precinct has wide road reserves in a modified grid layout, however the street network is disconnected due to several cul-de-sacs and mews existing. The footpath network is inconsistent throughout the precinct with none, one and two side footpaths existing and therefore pedestrian connectivity is low.

Traditional front setbacks and site coverage with conservative front gardens are dominant throughout the precinct. Street tree plantings are inconsistent with some streets have stronger and more established plantings than others.

Brick dwellings from the 1990s to current contemporary dwellings are the most common style represented. The dwellings are almost uniformly single storey. Dwellings are generally detached in form with off street car parking in the form of single and double garaging to the side of the dwelling being the norm. A mix of none and low scale front fencing exists throughout the precinct.

The precinct provides numerous mews-style treatments that contain single storey multi-dwelling developments. The mews are generally constructed of cement and have significant amounts of hard surfaces, which has resulted in minimal landscaping within the front setbacks. The dwellings are constructed of brick, of a low scale and provide limited open space opportunities.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 28

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the slope of the landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification. Mews, similar to what has already being developed within the precinct should be avoided.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Contemporary weatherboard dwelling with well landscaped front garden.



Articulated multi-dwelling development.

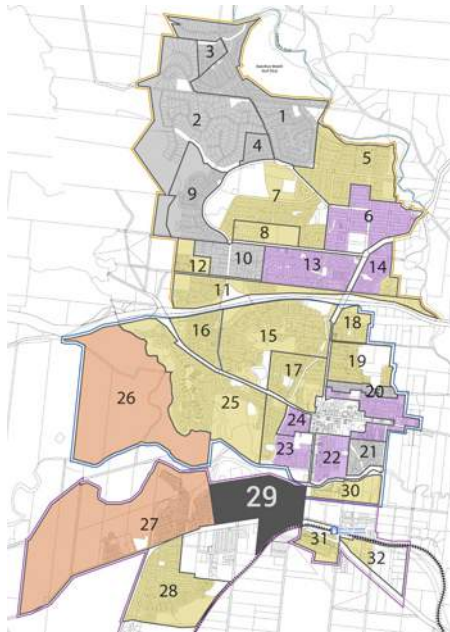


Articulated double storey dwelling.



Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 29



Locality / Maddingley

Lot Size / 877 m²

Site Coverage / 43%

Front Setback / 9m

Key Features and Infrastructure / Providence Aged Care, Merrimu Disability Services, Bacchus Marsh Secondary College and Leisure Centre, Maddingley Medical Centre, Maddingley Park, Oval, Pavillion, and Tennis Club, Bacchus Marsh Train Station, Early Learning Centre Maddingley, Retail.

* The above information represents an average across the precinct.



Dwellings with heritage features exist throughout the precinct.



Wide road reserve, with inconsistent street tree plantings and no footpath network.

Existing Character Statement

This precinct covers an older area of Maddingley that has several strong character elements, including a range of dwellings with heritage values and representing renowned architectural styles.

The topography of the precinct ranges from flat in some areas and a slope in others. The street network is a legible grid with no footpaths, however a wide street network exists and allows pedestrians to walk within the road reserve. The wide street network, traditional front setbacks, minimal front fencing and relatively low levels of site coverage contributes to a sense of openness within the precinct.

Street tree plantings are inconsistent throughout the precinct, although the plantings which are established generally provides canopy cover which contributes to the overall character of the precinct.

A variety of car parking arrangements exist within the precinct, with some lots having no car parking through to a variety of carports and garaging arrangements.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey brick dwellings being evident throughout the precinct. Although the precinct contains a range of architectural styles, there are several dwellings within the precinct that represent a specific housing era and architectural style such as settlement cottages and Victorian style dwellings.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

There is evidence of some change occurring with the precinct, with contemporary development also existing within the precinct, including multi-dwelling two storey developments. An established retirement village is located in the western portion of the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 29

This precinct is recommended for **Increased Residential Growth**.

"Generally applies to residential land that is well located to services and facilities and has been identified as suitable for infill and increased densities of development. This will include a range of multi units, townhouses and alternative housing options within a walkable catchment of residents daily needs."

Preferred Character Statement

This precinct will allow for increased housing choice over time in a proximate location to several services and facilities. Site coverage will be increased, however new development, including multi dwelling developments will need to ensure adequate private open space and garden plantings are provided.

Front setbacks will be sufficient to allow for enhancement of the front garden character, including increasing canopy tree plantings. Front fences will be low or absent, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where the preferred character of the precinct is not compromised. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.

Development is encouraged to be sympathetic to the landscape and should avoid significant site disturbance.

Innovative and unique development that enhances the character of the precinct is encouraged, however new development located in close proximity to dwellings that exhibit historical architectural styles should ensure built form complements these dwellings.

Increasing the diversity in housing products within the precinct is desirable including alternative housing products that allow for a variety of housing choices in areas accessible to services and facilities.



Articulated multi-dwelling development.



Articulated contemporary multi-dwelling development.



Multi-dwelling development that is well articulated and uses a mix of building materials.



Quality street tree planting, with a strong footpath network.

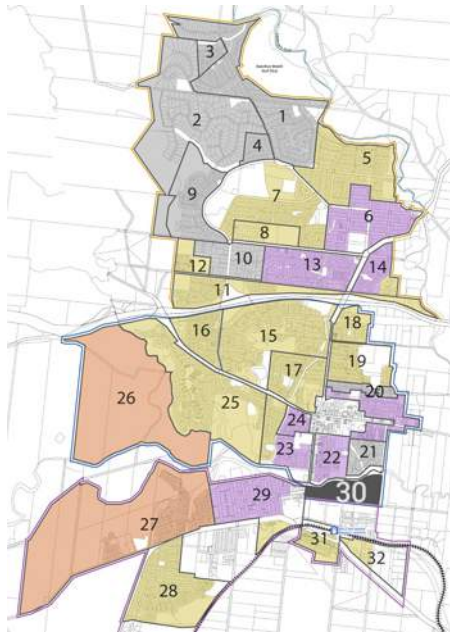


Contemporary multi-dwelling development that uses a mix of building materials.



Multi-dwelling development on a corner lot, with vehicular access from both streets and built to one side boundary.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 30



Conventional dwelling with minimal landscaping.



Wide road reserve, with established street tree plantings and a single sided footpath network.

Existing Character Statement

This precinct is located within close proximity to the Bacchus Marsh Train Station, Maddingley Park, Grant Street shopping strip and the Werribee River. The precinct has a flat topography and is a modified grid layout. The precinct has a limited footpath network and ranges from some streets having no footpaths to others having one sided footpaths. A narrow, one way street (Peelemans Lane) with no kerb and channel, is unique to the Precinct, and contains both older development and contemporary single and double storey dwellings, including multi dwelling developments which all contribute to the eclectic style of the precinct. The eastern portion of the precinct is yet to be developed for residential purposes.

Street tree plantings are inconsistent throughout the precinct with some streets, such as Taverner and Grant Street having stronger and more established plantings than others, as a result canopy cover varies throughout the precinct.

A variety of front setbacks exist with some lots having reduced front and side setbacks, relatively high site coverage and minimal front gardens, while other lots having more conventional setbacks and site coverage. Front fencing ranges significantly from none to low scale fencing constructed of a range of materials.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Dwellings exhibit varied styles and materials with modest 1960s weatherboard dwellings through to more contemporary dwellings also present. Off-street car parking to the side of the dwelling in the form of carports and garages are dominant throughout the precinct.

This precinct is low lying due to its proximity to the Werribee River, and therefore sections of the precinct may be subject to flooding in significant rain events.

Locality / Maddingley

Lot Size / 1141m²

Site Coverage / 40%

Front Setback / 6m

Key Features and Infrastructure / Maddingley Park, Oval, Pavillion, and Tennis Club, Bacchus Marsh Train Station and Retail.

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 30

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

Due to the low lying nature of this precinct, although well located to services and facilities, the precinct has been identified as a Natural Residential Growth Area. Some intensification may be appropriate, however this will need to be considered on a site by site basis.

Where new development is considered appropriate, front setbacks will be sufficient to allow for enhancement of the front garden character, including increased canopy tree cover. Front fences will continue to be of a low scale, allowing for views into front gardens.

New developments will minimise the need for additional crossovers to the street and have a positive street interface to ensure strong passive surveillance is achieved. Building to both side boundaries will generally be avoided, however may be considered where an innovative and unique development is proposed that enhances the character of the precinct.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Garages and carports that do not visually dominate dwellings or streetscapes are encouraged and should be recessed from the front building line, or located to the side or rear of the dwelling.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree plantings.



Articulated double storey dwelling.

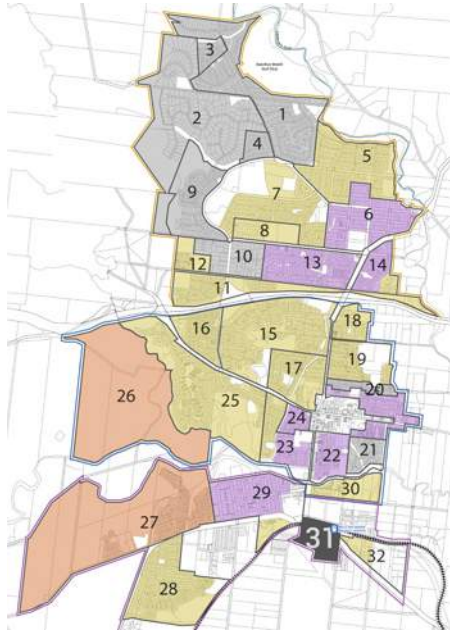


Articulated multi-dwelling development.



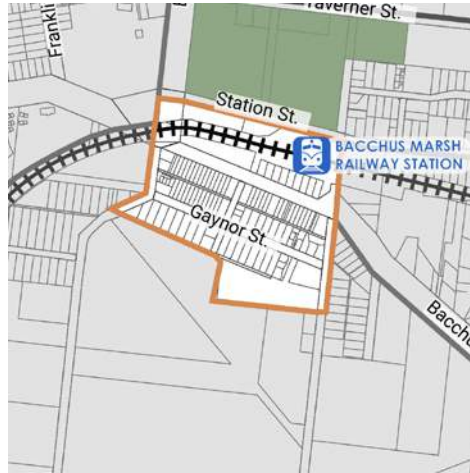
Articulated contemporary dwelling with a mix of building materials.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 31



Locality / Maddingley
Lot Size / 914 m²
Site Coverage / 30%
Front Setback / 9m

* The above information represents an average across the precinct.



Weatherboard dwelling with low landscaping and no front fencing.



Wide road reserve, with inconsistent street tree plantings and a two sided footpath network.

Existing Character Statement

This precinct is an isolated area on the southern side of the railway line and therefore in a proximate location to the Bacchus Marsh Train Station. The topography of the precinct is sloping. The street network is a grid layout, however pedestrian and vehicle connectivity is reliant on the Bacchus Marsh-Geelong Road.

The precinct generally has a strong footpath network with footpaths on both sides of the street. A unique characteristic of this precinct is the presence of some rear laneways which is atypical to the area.

Street tree plantings are inconsistent, however some established plantings that provide canopy cover do exist throughout the precinct.

The precinct contains a range of front fencing with several lots having no fencing through to low scale fencing varying in style, although permeable timber fencing is dominant.

A wide street network, traditional front setbacks, relatively low site coverage and minimal to moderate front gardens contribute to a sense of openness within the precinct.

Dwellings exhibit varied styles, materials and eras with 1960s to contemporary single storey dwellings existing. Building material range from brick to weatherboard and represent a range of architectural styles. The dwellings are generally of a conservative scale and provide a range of car parking arrangements from off-street with no cover to single carports and garages.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 31

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Preferred Character Statement

This precinct will generally maintain a streetscape rhythm of detached dwellings with conventional residential front and side setbacks while avoiding boundary to boundary development. Built form to one boundary may be appropriate where the preferred character of the precinct is not compromised. Boundary to boundary development should be avoided.

Built form will be of a modest scale and be sympathetic to the existing character of the precinct, however innovative and unique built form, including double storey dwellings that enhances the character of the precinct will be encouraged. Development is encouraged to be sympathetic to the steep landscape and should avoid excessive site disturbance.

Multi-dwelling developments should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern. Therefore, some lots within the precinct may not be suitable for further intensification.

Open front gardens will blend into the public realm, with minimal front fencing. Built form will not dominate the lot which will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Articulated dwelling set behind landscaped front garden.



Streetscape with strong canopy tree planting.



Articulated contemporary dwelling with a mix of building materials.



Articulated multi-dwelling development.

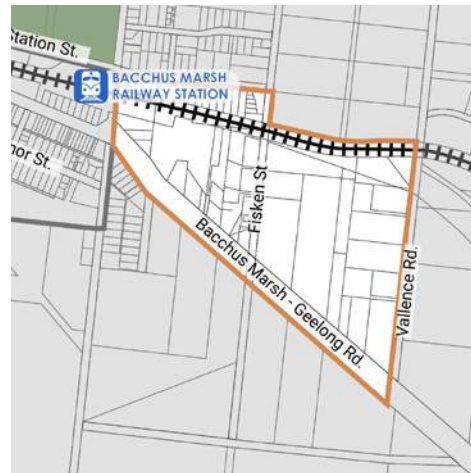
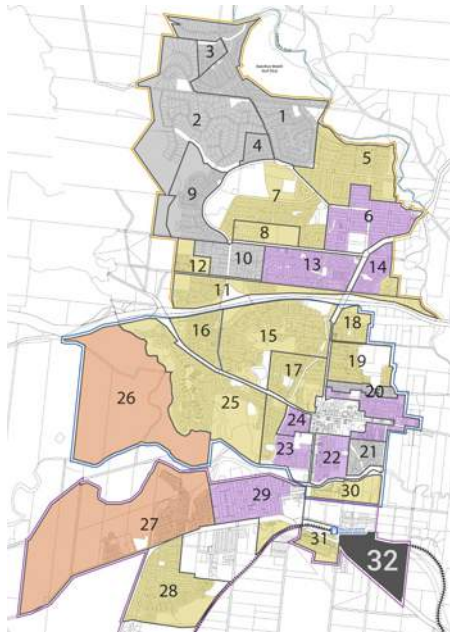


Articulated double storey dwelling.



Contemporary weatherboard dwelling with well landscaped front garden.

EXISTING NEIGHBOURHOOD CHARACTER / PRECINCT 32



Large lot with substantial front setback in an open and spacious rural setting.



Rural streetscape with informal planting.

Existing Character Statement

This precinct is an isolated precinct on the southern side of the railway line and therefore in a proximate location to the Bacchus Marsh Train Station, however generally lacks walkable connectivity with no footpath network present.

Lots and streets within the precinct are accessed through the wide verges of the Bacchus Marsh-Geelong Road and often by gravel driveways. The precinct is atypical of a residential area, and is dominated by a mix of lots sizes with some more of a rural nature.

The topography of the precinct is sloping. Street tree plantings are inconsistent and landscaping within lots varies, however is generally of a low scale and often planted with a mix of native and non-native species.

The precinct contains a range of front fencing with several lots having no fencing through to low scale fencing varying in style.

Dwellings exhibit varied styles, materials and eras with 1960s to more contemporary dwellings existing. Building materials range from brick to weatherboard and generally of a conservative scale with a range of car parking arrangements.

The eastern section of the Precinct, east of Fisker Street, is located within the Mixed Use Zone, and contain a range of dwellings. These dwellings are often large brick homestead style dwellings on rural blocks with also existing established businesses.

HOW THE NEIGHBOURHOOD CHARACTER STATEMENTS WILL BE USED

The Neighbourhood Character Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required, the Neighbourhood Character Statements should be used when assessing report and consent applications to vary the siting requirements of the Building Regulations. Proposals will need to demonstrate how they meet the objectives and policies set out in Housing Bacchus Marsh to 2041 and the Moorabool Planning Scheme.

Locality / Maddingley
Lot Size / 4850 m²
Site Coverage / 16%
Front Setback / 33m

* The above information represents an average across the precinct.

PREFERRED NEIGHBOURHOOD CHARACTER / PRECINCT 32

This precinct is recommended for **Natural Residential Growth**.

"Applies to residential land that has been identified for natural change over time. Appropriate well designed, infill development, including multi-unit developments that complement the preferred character of the area, while providing for a variety of housing options will be encouraged in suitable locations."

Note: The Natural Residential Growth Area applies to the land on the western side of Fiskin Street.

Preferred Character Statement

This precinct will continue with the current low scale and informal pattern of development. The eastern portion of the precinct, east of Fiskin Street will continue to operate as a mixed use precinct.

Due to the informal pattern of development and the wide road verges that rely on several gravel access-ways, any further intensification of the precinct needs to ensure it appropriately responds to site conditions. Any new development should minimise the need for additional crossovers to the street, be located on lots within the precinct that are within a walkable distance of some services and facilities and have minimal impact on the streetscape rhythm and pattern, therefore some lots within the precinct may not be suitable for further intensification and any proposal would need to be considered on a site by site basis.

New development should be of a modest scale to complement the existing character of the precinct, however innovative and unique built form will be encouraged.

Open front gardens will blend into the public realm, with minimal or low scale front fencing. Site coverage will not dominate the lot and will allow for generous private open space and garden plantings. Increasing canopy tree cover will assist in improving the landscape within the precinct, while also achieving a balance between open space and built form.



Contemporary dwelling with landscaped front garden.



Articulated contemporary dwelling with a mix of building materials.



Articulated double storey dwelling.



Streetscape with strong canopy tree plantings.



Contemporary weatherboard dwelling with well landscaped front garden.



Contemporary dwelling with landscaped front garden.