

TOWNSHIP CHARACTER ASSESSMENT

GARFIELD, BUNYIP, KOO WEE RUP AND LANG LANG

CARDINIA SHIRE COUNCIL



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EXECUTIVE SUMMARY

The purpose of the Township Character Study is to assess the existing character in the townships of Koo Wee Rup, Lang Lang, Garfield and Bunyip. The study involved site analysis, consultation with Council officers, Community representatives and meetings with interested Community members.

The study also provides Council with guidelines in the preferred character for each of the townships and further break down into precincts which display particular character attributes. The preferred character research was based on consultation with the community and Council officers.

1 INTRODUCTION

1.01 STUDY AREA

The Study Area is defined by the Urban Growth Boundary for each town. *This is identified on Figure 1, 2, 3 and 4.*

1.02 PROJECT OBJECTIVES

Cardinia Shire Council has called for the Character Assessment Study to address the following key elements and issues:

- To identify the elements which contribute to the character of the four rural townships.
- Through on site investigation, meetings with the Steering Group, Stakeholders and the community workshop events, determine the key local issues specific to each town and general elements that exist collectively between each township.
- To provide direction for sustainable development for each of the townships, drawing upon the objectives already established in the Shire's Structure Plan for each town and Strategic Planning, policies and MSS.
- Through a strong community consultation program, review the particular character of each township to establish a vision for each.
- Provide broad strategic goals and provide guidelines to create places that reflect community values.
- Identify major built form and elements relating to each town's built form and landscape character that contribute to the particular heritage and township character and architectural typology.
- Provide an outline of revisions and amendments to the Planning Scheme following an assessment and review with the Steering Group and Community.
- Review of the local Planning Policy, Councils MSS and Melbourne 2030 and make a list of any recommended planning scheme provisions to ensure future development maintains and contributes to each towns identified and particular character.

1.03 LOCATION AND HISTORY

The Shire of Cardinia is a diverse municipality on the south-eastern outskirts of Melbourne. The central areas of the Shire are the most urban, containing the major population centre, Pakenham. The southern parts of the Shire are based on the Bunyip River basin and swamplands and feature highly productive agricultural areas, notably dairying and vegetable production.

Development in the Shire of Cardinia dates from the 1830s, when squatters occupied land in the area. The first urban settlements were established at Emerald and Pakenham, although urban development remained limited well in to the twentieth century. Significant agricultural expansion occurred in the south of the Shire from the 1890s with the draining of the swamplands and then again following the First World War on the back of soldier settlements.

The Shire of Cardinia experienced significant population growth between 1996 and 2001. this was a result of a large increase in new dwellings and households in Pakenham, Officer and Beaconsfield, as well as dwelling commencements in the smaller townships and rural residential areas.

The area has important agricultural and horticultural industries, the deep black sands that were drained over 100 years ago, provide the base for primary industry. Rural based service industries, key commercial and light industry businesses also exist in the region.

The towns are close to major service centres and activity centres of Dandenong, Warrigal, Drouin, Cranbourne and Pakenham. As a result of industry the major transport routes and convenience to larger centres, each town is an attractive choice for people wishing to relocate to a relaxed rural lifestyle in townships that provide services supported by surrounding larger towns, which provide greater specialist services.

Kooweerup is the largest town in the south of the Cardinia Shire located 16 kilometres from Pakenham and approximately 70 kilometres from Melbourne.

Lang Lang is located approximately 85 kilometres from Melbourne.

Garfield is located approximately 75 kilometres from Melbourne on the Gippsland Railway.

Bunyip is located approximately 80 kilometres from Melbourne.

2 STUDY TEAM AND STEERING COMMITTEE

In February 2005 Council appointed the firm of Michael Smith and Associates Landscape Architecture and Urban Design, in association with the following sub-consultants, to undertake the study:

- **Michael Smith and Associates Landscape Architecture & Urban Design**

Michael Smith – Landscape Architect and Urban Designer, is the study team Manager. Michael undertook the on-site visual analysis of each town on a number of occasions. He attended all Steering Group and Community Group meetings. He reviewed other relevant studies and assisted in the preparation of the study report and plans.

Cathryn Tattersall – Landscape Architect and Urban Designer. Cathryn undertook a visual analysis of each town with the Study Team. She recorded character assessment information and prepared the assessment plans and the study report.

- **Peter McNabb and Associates – Business and Economic Analyst and Strategic Planner**

Peter McNabb – Peter prepared background information on the parameters to assess the character of the townships. He undertook the on-site visual analysis and presentations to the Steering Committee and township information workshops.

- **Steering Committee**

Council's Manager of Strategic Planning, Phillip Walton and Strategic Planner, Urmi Buragohain represented Council on the Steering Committee.

Two Ward Councilors nominated to attend Steering Committee meetings:

- Cr. Helen Waard attended the meeting for Garfield and Bunyip. (Bunyip Ward)
- Cr. Doug Hamilton attended the meeting for Koo Wee Rup and Lang Lang. (Westernport Ward)

3 METHODOLOGY

The following study process was undertaken to address the project objectives:

3.01 BRIEFING BY THE STEERING COMMITTEE

Initial consultant team contact was on 9th March with the Steering Committee to review the assessment parameters and criteria to be considered in the assessment of each town's character. The project's time frame and key consultation dates were confirmed.

3.02 PREPARATION OF TOWNSHIP ASSESSMENT CRITERIA OR PARAMETERS FOR CHARACTER ASSESSMENT

The study team undertook comprehensive research of relevant documents provided by Council. These include the structure plan reports for each township, several reports on VCAT hearings to specific sites in the township. The consultant team undertook a review of relevant other township character studies conducted for rural townships in the outer Melbourne region.

3.03 TOWNSHIP INSPECTIONS AND INTEREST GROUP MEETINGS

The Study Team of Michael Smith, Peter Mc Nabb, Ben de Waard and Cathryn Tattersall undertook a comprehensive visual analysis of each township. Towns were visited on several occasions to fully understand the dynamics of each town.

3.04 MEETING WITH COMMUNITY REPRESENTATIVES

The consultant team conducted information gathering sessions on 23rd March at the Council Offices. Separate meetings were held with each township's representatives. The meeting notes for each are within the Appendices.

3.05 REVIEW OF THE BACKGROUND PAPER/PRELIMINARY DRAFT REPORT

The consultant team presented the background paper and preliminary draft report on 29th April 2005 to the steering committee.

4 CONSULTATION PROCESS

In response to Council's brief for the consultation process to provide ownership of the study outcomes by the community, the Study Team conducted the following process:

1. The process of collecting data - March 2005
 - a) Several visits to each township by the core team members, Peter and Mike, then specific visits by Cathryn and Ben.
 - b) Identification of precincts based on parameters.
 - c) Detailed assessment of existing conditions within the Urban Growth Boundary of each township.
2. Meeting with township representatives – March 2005
 - a) Listen to the representatives, explain the elements that they consider contribute to their township's character.
 - b) Determine the particular character attributes that enhance the character of each township.
3. Review of key development applications including Council and VCAT decisions.
4. Review of building siting and design guidelines.
5. Review of other reports such as the Rural Township Identity Project Report.
6. Internal team review of the precincts identified and consideration of criteria nominated by each township representatives.
7. Preparation of the draft report and detailed assessment precinct sheets.
8. Meeting with the Steering Committee to present work prepared to date.
9. Meeting with each township's community to review the process and further discuss township character.
10. Results.
 - a) Each Township has distinctive character elements.

- b) A key factor in the assessment of character for each township was that the built up area has a diversity of housing styles. Defining precincts and character areas relied heavily on lot size, landscape features and settlement patterns.
11. Preparation of the final report documenting the character assessment for each township, building on the community consultations.

5 DEFINITION OF TOWNSHIP CHARACTER

“Township character” is related to the “neighbourhood character” of residential areas but also includes the character of non-residential areas such as retail/commercial centres, industrial precincts, open space and community facility areas. Nevertheless, Neighbourhood Character Studies traditionally have examined the character of built-up urban and suburban residential areas. To differentiate between the character of these areas and the more rural and spacious character of the four townships, this study is referred to as a “Township Character Assessment. The definitions and principles that have been developed for “neighbourhood character” by DSE and its predecessors are useful in helping to define “township character”.

A definition of Neighbourhood Character was developed by the DOI Working Party as:

The DOI Draft Practice Note on Neighbourhood Character published in June 2000 has the following definition of neighbourhood character:

“Neighbourhood character is the interplay of natural, built, social and economic conditions that make one place different from another.”

“Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains, that make one place different from another”

As previous neighbourhood character studies have indicated, *“the differentiation between different types of character is not simply a question of architectural style or era of development. Neighbourhood character is founded on the layout and form of the area, and the way the built form interacts with and relates to the landscape..... Neighbourhood character is not about the imposition of design styles. Rather it (is) about recognising the distinctive characteristics of different urban forms, and their relationship to topography and vegetation.”*

There are some established principles of neighbourhood character outlined in the Department of Infrastructure (DSE) Draft Practice Notice on Neighbourhood Character (December 2001). The following is a synopsis of those principles with reference to township character:

- *“Township character” can include environmental, social and economic factors, but the planning system is concerned primarily with analysing and managing the physical aspects of character*

- *“Township character” is relevant everywhere in a township, not just in a few select parts of a township such as the historical areas. There is a difference, therefore, between “township character” and “heritage”.*
- *Similarly, there is a difference between “township character” and “amenity”. Township character is a bigger issue. Amenity concerns such as visual and acoustic privacy and overshadowing relating to individual properties should be treated as separate to the character of a whole precinct.*
- *“Character” is about the interrelationships between various elements of a particular area. It cannot be assessed simply by considering individual elements in isolation. There is a need to consider the whole picture of a township and its precincts, rather than focussing on one or two elements such as the built form or siting of buildings.*
- *Analysis by experienced professionals is required to identify the most important features and character elements and how these come together to contribute to give the area its particular character. However, the values of the local community also are a key part of determining “township character”. The community, therefore, should be involved in identifying character measures appropriate to particular areas*
- *“Township character” should focus on the preferred future character, not just the existing condition of an area. Descriptions of existing characteristics are an important starting point, but the desired future character needs to be evaluated. Some areas might wish to develop a new character, whereas other areas are about protecting critical existing elements.*
- *Respecting character does not mean preventing change. The neighbourhood character standard is not intended to result in the replication of existing built form or stop change.*
- *Some areas will see significant changes as a result of new social and economic conditions changing housing preferences or explicit housing policies.*

6 TOWNSHIP CHARACTER ASSESSMENTS

6.01 KOO WEE RUP – EXISTING CHARACTER

Description of the existing character

Koo Wee Rup is a low lying township based on the reclamation of surrounding swamp areas which were taken up by vegetable production as part of the area's first settlement.

There are eight precincts in the township including four residential, the town centre, light industrial and retail area, open space/community functions (including the schools and the recreation reserve) area, and the railway corridor.

The four residential precincts are established areas with mixed housing, established areas with new/modern housing, large housing allotment area, and unit development areas.

- Details of the precincts are illustrated in Figure 1.

Key Characteristics

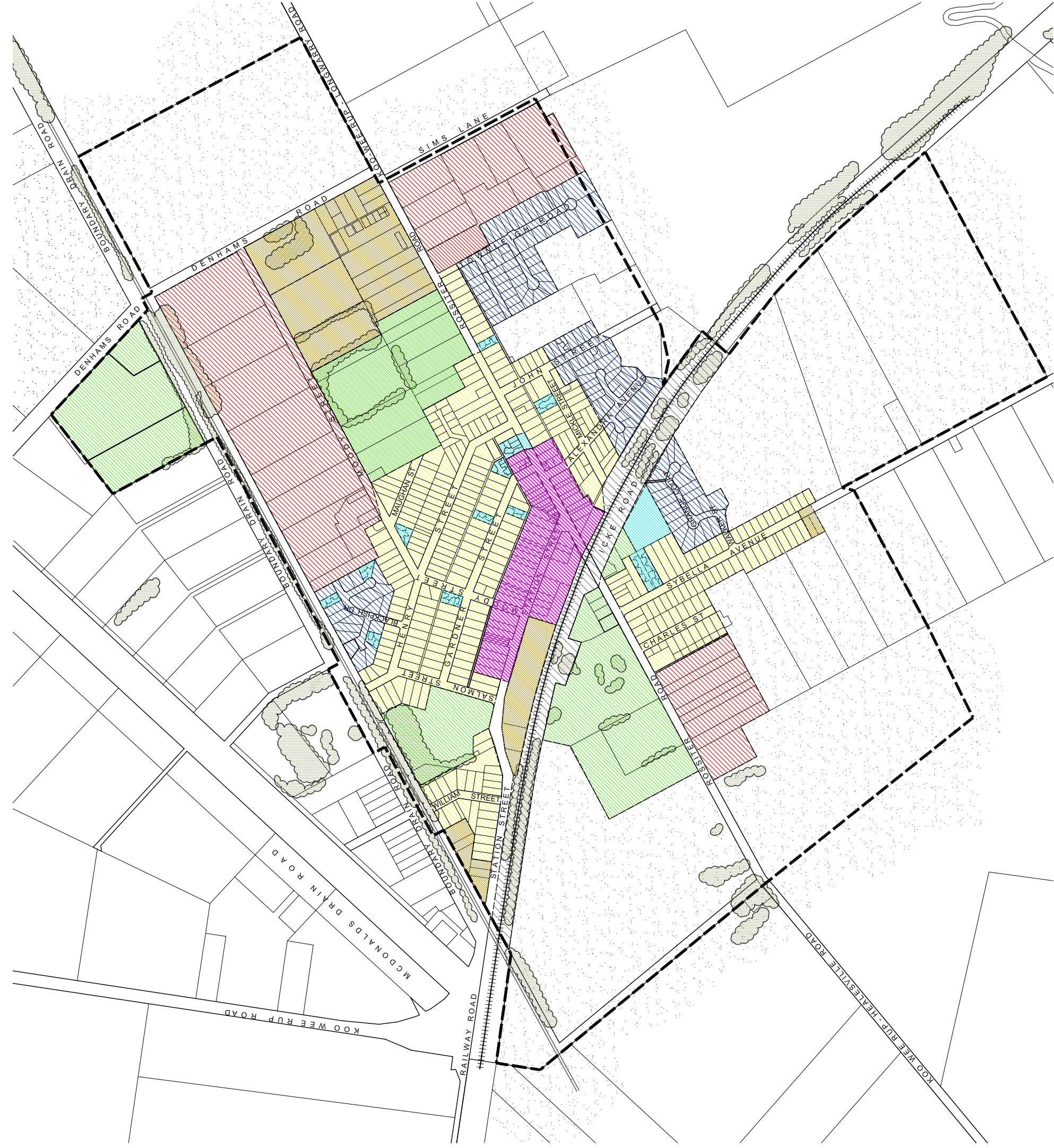
- Flat topography with sparse vegetation.
- Compact town centre that is centrally located within the township.
- Wide range of community and recreation facilities within the township
- Large areas of open space and community and recreation facilities contribute to a feeling of spaciousness.

Issues/Threats

- Small lot subdivisions similar to the one proposed for the end of Charles Street - lots down to 300 square metres in size
- Unit development on small lots raised by the community
- Community desire to retain the rural character of the township
- Need for improved maintenance of public areas in several precincts



- Need for a consistent street planting theme
- Improve presentation of the light industry areas
- Community concern about two storey houses (large and box shaped)
- Respond to drainage issues in low-lying areas.



KOO WEE RUP EXISTING CHARACTER PRECINCTS

TOWNSHIP CHARACTER ASSESSMENT
CARDINIA SHIRE COUNCIL

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REVISIONS:
06/09/05 . PRECINCT
AMENDMENTS
03/03/06 . PRECINCT
AMENDMENTS
18/07/06 . PRECINCT
AMENDMENTS,
ADDED VEGETATION

Figure 1

Drawn: C. T & B.U
Date: 6th SEPTEMBER 2005

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Koo Wee Rup – The Town Centre Precinct – Existing Character

Description

- Central location within the township
- Strip development with active shopfronts along two main streets
- Flat topography

Key Characteristics

- Neglected appearance along railway line
- Clock Tower Square depicting history of Koo Wee Rup and region is significant
- Busy intersection at Rossiter and Station Streets
- Reasonably compact
- 1940's to 1970's brick buildings
- Single storey
- Verandahs with timber posts
- Royal Hotel in Station Street is the most distinctive building
- Straight asphalt roads with parallel parking



Issues/Threats

- Presentation of buildings along the railway line at key western gateway
- Presentation of entrances to the town centre
- Need for improved maintenance of public spaces



Koo Wee Rup – Established Residential Precinct 1 – Existing Character**Description**

- Older residential areas, close to the town centre

Key Characteristics

- Mixed housing styles
- Predominantly small to medium lot sizes of 600 to 1000 square metres
- Building site coverage of 30 - 60%
- Predominantly single storey housing
- Low fences or no fences to street frontage
- Reasonably wide streets with mixed tree species
- Simple, generally sparse gardens

Issues/Threats

- Unit development on smaller sites scattered throughout the precinct, particularly to the north of the town centre
- Community desire to retain a reasonable proportion of larger allotments.
- Desire for a coordinated streetscape with more street trees



Koo Wee Rup –New Residential Precinct 2 – Existing Character

Description

- New residential estates with small to medium sized lots
- Next to the older residential areas
- Close to the Urban Growth Area boundary

Key Characteristics

- Flat topography
- Predominantly small to medium lot sizes of 600 to 1000 square metres
- Building site coverage of 30 - 40%
- Exclusively modern, single storey brick homes
- Some small setbacks, particularly at street corners
- Underground power lines
- Footpaths on both sides of the road
- Asphalt roads with brick paved thresholds
- Absence of street trees
- Wide grass nature strips

Issues/Threats

- Extension of this precinct particularly in the southern undeveloped parts of the township
- Community concern about small lots (300 sq m.) in these new subdivisions
- Need to improve the drainage
- Community desire for quality developments in the new estates
- Desire for a coordinated streetscape with more street trees.



Koo Wee Rup – Rural Residential Precinct 3 – Existing Character

Description

- Two distinctive low density residential areas, one to the north-east of the township between Moody Street and Boundary Drain Road, and the other to the western end of Rossiter Road.

Key Characteristics

- Flat topography
- Very large allotments of 7500 sq m up to 3.5 ha
- Building site coverage of 5 - 10%
- Large single storey brick houses of over 300 sq m.
- Open rural atmosphere
- Cleared land – Little remnant vegetation
- Wide road easement and nature strips

Issues/Threats

- Potential subdivision into smaller lots raised by the community
- Improve drainage of low lying land
- Desire for a coordinated streetscape
- Future residential development



Koo Wee Rup – Unit Development Precinct 4 – Existing Character

Description

- Small pockets of unit development within the older residential areas, predominantly to the north of the town centre.

Key Characteristics

- Flat topography
- Approximately 10 small dispersed pockets each with 3–10 single storey units
- Lot sizes of about 350 square metres for each unit including common areas
- Building site coverage of 45 - 60%
- Simple sparse gardens

**Issues/Threats**

- More of these kind of pocket developments within the older mixed residential precinct.
- Very little room for tree planting within individual gardens
- Desire for a coordinated streetscape
- Community concern of crowding of units with inadequate space between buildings and lack of open space on the blocks for private use.

Koo Wee Rup – Light Industrial Areas – Existing Character

Description

- Three distinct areas - a large square block at the western end of the built up area, a light industrial strip along Station Street, and a small pocket of development on McNamara Road at the north-western end of the township.

Key Characteristics

- Flat topography
- Industrial sites are visually dominant
- Small compact buildings
- Single storey galvanised sheds
- Sparse street trees
- Roads with gravel shoulders and deep culvert open drains

Issues/Threats

- Improve presentation of built form and frontage of service areas
- Address shallow setbacks with poor appearance
- Improve landscaping of frontages
- Open roadside drains on industrial estate



Koo Wee Rup – Open Space / Community Function Precinct – Existing Character

Description

Three distinct areas throughout the township:

- Significant community services area, including the Community Hall and regional health centre to the north side of Rossiter Road, west of the railway line.
- Large Secondary School site on Rossiter Road east of the town centre between the older mixed residential area and the large light industrial block.
- Large recreation ground at the north-eastern end of the township.



Key Characteristics

- Flat topography with sparse vegetation
- Dispersed nature of the facilities
- Very good range of community services and recreational facilities
- Single storey buildings
- Feeling of spaciousness - buildings are well separated from each other



Issues/Threats

- Presentation of car parking areas
- Better maintenance and presentation of facilities
- Dispersed nature of the facilities



Koo Wee Rup – Railway Line Corridor – Existing Character

Description

- A significant green wedge running north-west to south-east through the township

Key Characteristics

- Curvilinear configuration
- Several rows of vegetation in certain areas

Issues/Threats

- Possible future railway development to Korumburra and Leongatha
- Creation of a stronger presence at the Clock Tower Square (to make it more inviting to passing visitors)
if some of the railway land were incorporated into the site
- Address maintenance and long grass (snakes and fire)



Preferred Future Character for Koo Wee Rup

The existing rural township character of Koo Wee Rup will be maintained and enhanced by encouraging future development that strengthens the place as a service centre or rural support town. This will be complemented by a diversity of housing styles. The variety of community service facilities in the core area of the township will be retained and enhanced as required. There will be a diversity of lot sizes with the balance in favour of medium to larger style residential allotments. The distinctive mixture of a grid in the established residential areas (skewed along the rail corridor) and courts in new developments will be maintained.

1. Residential Areas

The residential areas are the most important feature of Koo Wee Rup to be controlled so as to achieve the preferred character of Koo Wee Rup.

As a result, two precinct areas have been delineated, reflecting differences in desired future character. Development guidelines have been outlined for each precinct. One of the precincts covers the established residential areas – consisting of areas where character is to remain largely the same, and areas where some unit development is expected to locate in the future.

2. Residential Precincts

The two distinctive residential precincts are:

1. Established Residential Area.
2. New Residential Estates.

These precincts are outlined in Figure 2.

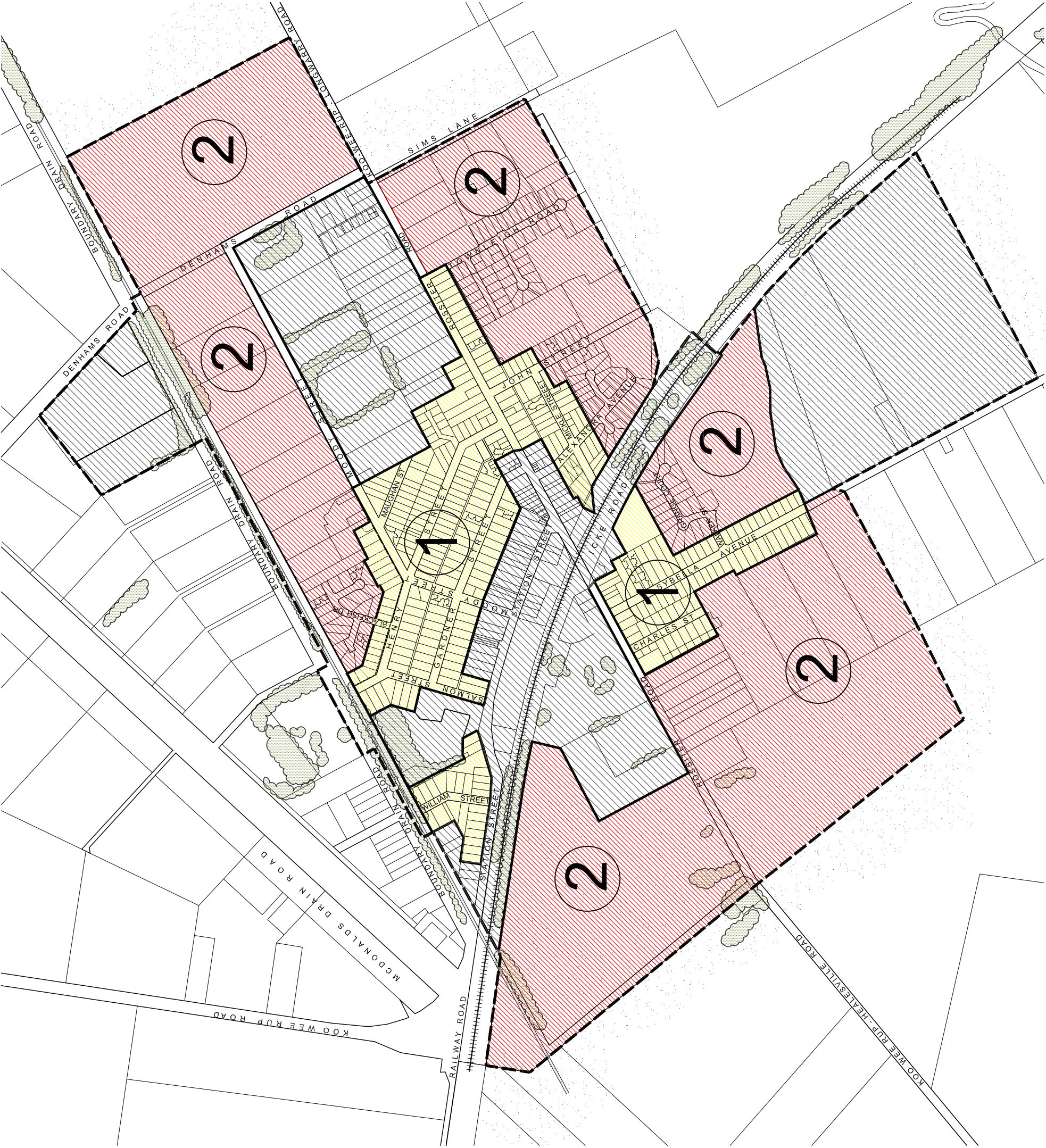
3. Actions to achieve preferred character for Koo Wee Rup

The following are actions for the township as a whole or specific non-residential areas to help achieve the preferred character for Koo Wee Rup:

- Retain the informal layout of streets.
- Retain the outer area of the township toward the Urban Growth Boundary as larger residential lots.
- Maintain and enhance the business vitality of the town centre as a rural support town.
- Maintain sense of spaciousness and cohesiveness within the town centre by retaining the following elements:
 - Verandahs

- Single storey strip shopping
 - Wide nature strips
 - No front setback
 - Active frontages
- Improve the appearance of the railway corridor and the Federation Clock Tower precinct.
- Continue to build upon the development of both the active and passive recreation facilities in Koo Wee Rup.
- Improve the poor presentation of the light industrial area by maintaining adequate buffer set backs and providing high quality landscape development of well-maintained trees, shrubs and parking areas.
- Maintain and enhance the township edges and entry points.
- Develop a street tree planting theme for the town centre.

More detailed development guidelines are provided in the following sections for each residential precinct.



Legend

- Established Residential Area
- New Residential Estates
- Existing Vegetation
- Existing open rural land use
- Property titles
- Urban Growth Boundary
- Non residential uses

REVISIONS:
06/09/05 . PRECINCT AMENDMENTS
03/11/05 . ADDITION OF UNIT DEVELOPMENT AREAS
30/11/05 . REMOVAL OF UNIT DEVELOPMENT AREAS
AMENDMENTS TO PRECINCTS
03/03/06 . NON RES PRECINCT AMENDMENTS
18/07/06 . PRECINCT AMENDMENTS
CARDINIA SHIRE COUNCIL ADDED VEGETATION

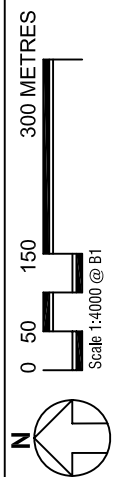
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Figure 2

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KOO WEE RUP PREFERRED CHARACTER PRECINCTS

TOWNSHIP CHARACTER ASSESSMENT
CARDINIA SHIRE COUNCIL



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PRECINCT 1: ESTABLISHED RESIDENTIAL AREA**1. Preferred Character Statement:**

The existing characteristics of Koo Wee Rup's established residential areas will be improved. The existing street trees, wide nature strips and overall openness of the existing streetscape will act as a reference point for future development. The connectivity and integration between the town centre and the residential areas will be enhanced. There will be some unit development near the town centre.

2. Development Guidelines:

- Maintain 70% of the lots with sizes over 700 sq.m.
- Encourage diversity of development styles.
- Maintain continuity of building rhythm along streets with appropriate building frontage.
- Unit development to avoid repetitive and uniform siting and design of dwellings.
- Locate unit development within vicinity of the town centre.
- Require a landscape plan to accompany all applications for unit development.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - i. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - ii. Providing sufficient open space or garden areas
 - iii. Retaining existing vegetation
 - iv. Providing new trees and garden spaces
- Maintain sense of spaciousness within and between buildings with:
 - i. Minimum side setback of 2.5 m
 - ii. Minimum front setback of 7m or no less than the average setback of adjacent two dwellings
 - iii. Maximum building site coverage of 40%
 - iv. Minimum lot width of 18m
- Maintain sense of spaciousness in unit development by:
 - a. Providing a minimum 30% site coverage of the allotment as private open space.
 - b. Retaining existing vegetation
 - c. Providing new trees and garden spaces
 - d. Preferably no front fence to allow gardens and nature strips to merge
 - e. (on larger blocks) orientating driveway along one side of the property than down the middle and curvilinear driveway with tree planting
 - f. Providing a minimum front setback of 7m or no less than the average setback of the dwellings on either side.
 - g. Providing maximum building site coverage of 50% of the site
 - h. Minimum lot width of 18m.

i. Min. lot size of 450 sq m per unit including open space and common areas

- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space in new development.
- Maintain generous street, footpath and easement widths in new developments
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.
- Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.

PRECINCT 2: NEW RESIDENTIAL ESTATES**1. Preferred Character Statement:**

The open and semi-rural atmosphere of Koo Wee Rup's new residential estates will be retained particularly with provision of larger allotments. Existing asphalt roads with pathways on either side will continue into new developments and maintain existing styles and features including brick paved thresholds and street lighting. Other features which improve the overall appearance and functionality of the existing developments, such as underground power and grassed road verges, will be combined with street tree planting, wide footpaths and generous street widths with an overall focus on continuity and quality within all new developments.

2. Development Guidelines:

- Maintain 80% of the lots with sizes over 700 sq.m.
- Orientate dwellings to maximize retention of existing vegetation and allow only one access driveway to the site.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - a. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - b. Providing sufficient open space or garden areas
 - c. Retaining existing vegetation
 - d. Providing new trees and garden spaces
- Maintain spaciousness between buildings with:
 - a. Providing a minimum front setback of 7m or no less than the average setback of the adjoining two dwellings
 - b. Side set backs of 2.5 metres minimum
 - c. Respect for the predominant building height of the neighbourhood
 - d. Minimum lot width of 18 metres
- Encourage larger allotments of over 1000 sq.m towards the edge of the Urban Growth Boundary.
- Discourage small allotments of less than 600 sq.m in the new residential estates.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space at an early stage in new development.
- Encourage the inclusion of street trees for shade and aesthetic quality in new developments at an early stage of development.
- Respect the existing styles of street lighting and road treatments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.

- Maintain a high level of quality in the design and construction of new buildings as well as a continuity with the character of the areas with existing built form.
- Ensure building height respects the existing character of the surrounding area.
- Residential developments should not include gated street formats but should connect to the surrounding areas.
- Develop clear, legible road networks which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
- Maintain generous street, footpath and easement widths in new developments. Provide a minimum width for internal streets of 7.3m to allow for parking on either side and access for emergency vehicles.
- Discourage cul-de-sacs and, if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

6.02 LANG LANG – EXISTING CHARACTER

Description

Lang Lang is located on the edge of what was the old Kooweerup Swamp, the drainage issue was addressed in 1891 and the swamp lands were converted to productive agricultural land. A feature of Lang Lang is the relatively undeveloped built form within the urban growth boundary.

Lang Lang has eight precincts including four residential, the town centre, light industrial area, the railway line corridor and open space/community function areas.

The residential precincts consist of a variety of housing from the early twentieth century through to modern day design. Allotments range from 500m² to 1ha.

- Details of precincts in Figure 3

Key Characteristics

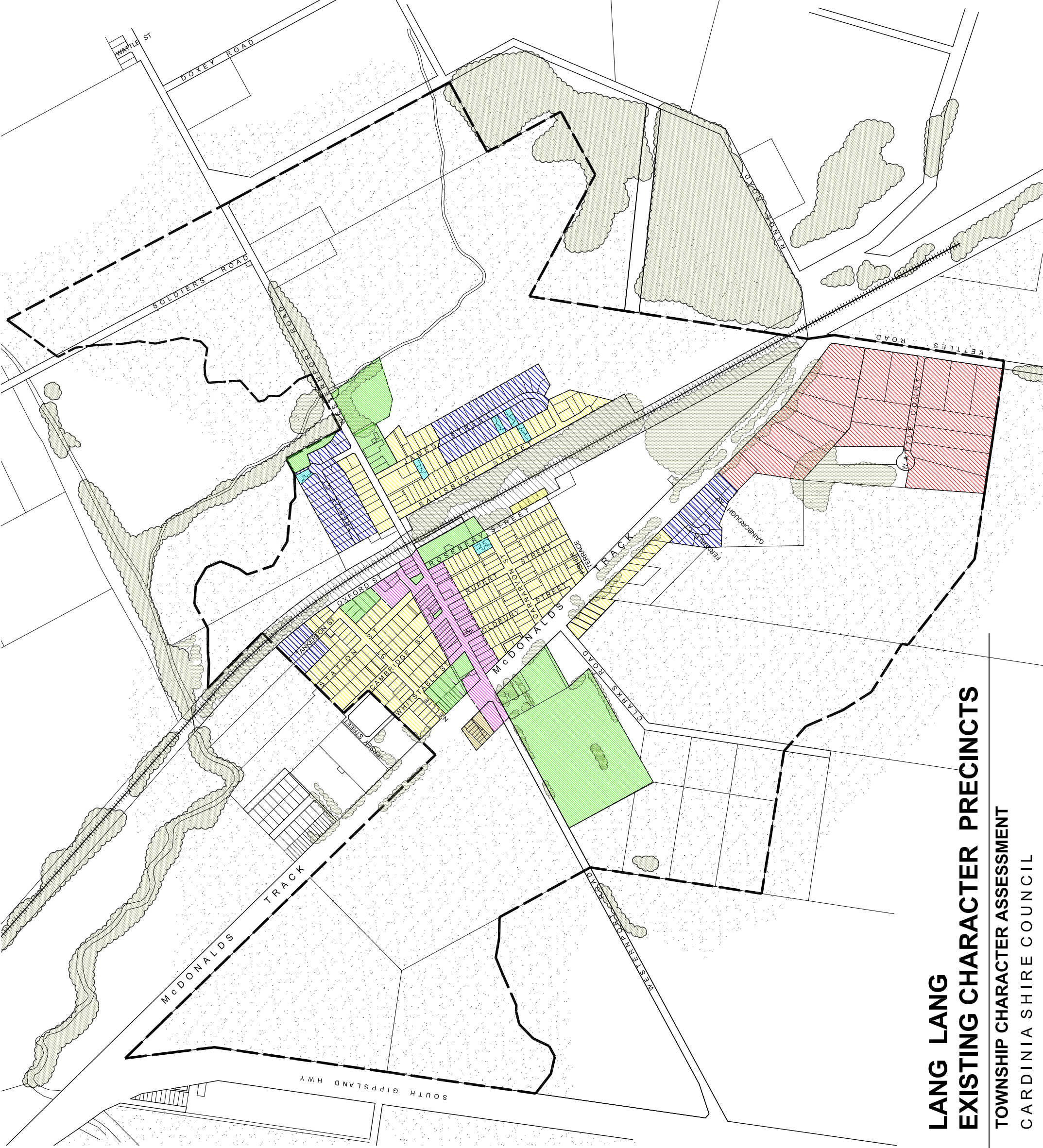
- Flat topography
- Recent streetscape works within the town centre
- Good avenue approach along McDonalds Track with native trees on one side and indigenous trees on the other side of the Western Port Road.
- A central retail/commercial strip interspersed with housing, and several vacant lots, community facilities and two small parks.
- A random pattern of development in the town centre of developed and undeveloped sites.
- Large areas of open space and community and recreation facilities contribute to a feeling of spaciousness.
- The Little Lang Lang River.
- Small country town feel.
- The railway corridor is a significant green space

Issues/Threats

- Potential subdivision into smaller lots
- Big houses on small allotments
- Unit development
- Community desire to retain the rural character of the township



- Lack of development to sustain a viable township and town centre
- Improve maintenance of public areas
- In the undeveloped areas within the Urban Growth Boundary a desire for more residential development to sustain a viable commercial centre and a range of basic community facilities



Legend

- Residential Precinct 1 - Established Residential Areas with small to medium lot sizes and older buildings
- Residential Precinct 2 - Established Residential Areas with medium lot sizes and modern buildings
- Residential Precinct 3 - Very Large Allotment Residential areas with modern ranch style housing
- Residential Precinct 4 - Unit Development
- Town Centre
- Open Space / Community Function (including Showgrounds)
- Railway Line Corridor
- Light industrial
- Existing Vegetation
- Existing open rural land use
- Property titles
- Urban Growth Boundary

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REVISIONS:
06/09/05 - PRECINCT
AMENDMENTS
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AMENDMENTS
ADDED VEGETATION

Figure 3

Drawn: C. T. & B.U.
Date: 6th SEPTEMBER 2005

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Lang Lang – Town Centre Precinct – Existing Character**Description**

- Predominantly a strip along Westernport Road between McDonalds Track and the railway line.
- Community Centre, and three parks, Kester Kitchen Park, Dick Jones Park and Bill Thwaites Park.

Key Characteristics

- Flat topography
- Very dispersed retail and commercial uses interspersed with housing, a number of vacant lots including a couple of corner sites in a random pattern of developed and undeveloped sites.
- Exotic deciduous trees in contrast to the large native trees planted along McDonalds Track and throughout the residential areas.
- Small to medium sized residential blocks
- Mix of architectural styles
- Good recent streetscape treatment

Issues/Threats

- Community desire for more retail and commercial development to fill up the vacant blocks and vacant buildings
- Appropriate commercial/entertainment infill development to create more street life



Lang Lang – Established Residential Areas – Existing Character**Description**

- Fairly contained older residential areas near the town centre on either side of Westernport Road, and adjacent to the retail commercial strip.

Key Characteristics

- Compact settlement pattern
- Strong urban to rural interface - crisp edge
- Strong and legible street grid pattern, easy to navigate
- Extensive mixture of housing styles
- Predominant lot size of 500 – 1000 square metres
- Building site coverage of 20 - 30%
- Almost exclusively single storey
- Wide nature strips
- Mixture of fences and no fences creating an open feel
- Mix of significant exotic and native street trees

**Issues/Threats**

- Concern regarding subdivision for unit development or dual occupancy, although some unit development is acceptable
- A desire for sympathetic new development
- Improvement of maintenance in public areas
- A desire for a reasonable proportion of large lots, together with wide streets and street trees



Lang Lang – Modern/Established Residential – Existing Character

Description

- Four pockets of fairly contained new residential development on the developed edge of the township between the older residential areas and the undeveloped rural area

Key Characteristics

- Predominant lot size of 800 to 1000 square metres
- Building site coverage of 20 - 25%
- Compact, strong urban to rural interface and crisp edge
- Wide nature strips
- No footpaths
- Some without overhead powerlines
- Very small street trees
- Almost exclusively without fences with perception of spaciousness
- Exclusively single storey
- Predominantly brick with mostly tile roofs
- Minimal gardens, often not well established
- Larger lot sizes than the older residential areas

Issues/Threats

- Likely extension of the precinct into adjoining undeveloped parts of the township within the Urban Growth Boundary
- Community concern for quality housing in newer residential estates.



Lang Lang – Rural Residential Areas – Existing Character

Description

- One large precinct near the intersection of McDonalds Track and Kettles Road at the southern end of the township, just inside the Urban Growth Boundary
- A good gateway entrance statement from the south-east



Key Characteristics

- Building site coverage of 2 - 5%
- Buildings with extensive setbacks from the road
- Predominantly grassed gardens with specimen trees and shrub beds
- Very large allotments of up to one hectare, slightly elevated from the road
- McDonalds track, wide road easement of 60 metres
- Abundance of tree canopy of native trees
- Post and wire fences - high degree of permeability unto the properties
- Large single storey, modern ranch style brick homes



Issues/Threats

- Potential subdivision into smaller lots
- Loss of tree canopy with future development
- Possibility of additional driveways with loss of trees if further development on individual lots



Lang Lang – Light Industrial Area – Existing Character

Description

- A small precinct on McDonalds Track north of Westernport Road and adjacent to the town centre

Key Characteristics

- Flat topography
- Permeable viewing from the outside
- Small compact buildings
- Single storey galvanised sheds
- Unkept look

Lang Lang – Unit Development Precinct 4 – Existing Character

Description

- Scattered unit development within the older residential areas.

Key Characteristics

- Flat topography
- Approximately 5 developments with between 2 and 4 single storey units
- Lot sizes of about 300 square metres for each unit including common areas.
- Building site coverage of 45 – 60%
- Simple, sparse gardens

Issues/Threats

- Unit development is acceptable in principle to the community, however, sufficient room should be made for establishment of medium sized trees and general shrub planting in future units development.
- Community concern of crowding of units with inadequate space between buildings and link of private open space on the blocks for private use.

Lang Lang – Open Space and Community Function – Existing Character

Description

- Two distinct gateway areas on the developed edges of the township, and two areas on the edge of the town centre.
- Gateway sites to the township
- Showgrounds at the western edge of Westernport Road
- Lang Lang Primary School at the eastern edge of Westernport Road
- Gateway sites to the town centre: Kester Kitchen Park, Dick Jones Park and Bill Thwaites Park



Key Characteristics

- Flat topography with sparse vegetation at Showgrounds and Dick Jones Park.
- Single storey buildings
- Range of sporting facilities at the showgrounds
- More canopy trees at the school site
- Key Characteristics of gateway sites to the Town Centre
- Public ownership
- Bookends to the town centre



Issues/Threats

- Improved maintenance of public areas



Lang Lang – Railway Line Corridor – Existing Character

Description

- A significant green wedge running north-south through the township, and separating the different residential areas.

Key Characteristics

- Flat topography
- Established significant trees at the eastern end of the corridor
- Grassed areas at the western end of the corridor
- Strong sense of spaciousness

**Issues/Threats**

- Possible future railway development at Korumburra and Leongatha
- Loss of green corridor if redeveloped
- Community desire to maintain a green corridor along the railway line.



Preferred Future Character for Lang Lang

The existing rural township character of Lang Lang will be maintained and enhanced by maintaining a balanced mix of old and new houses, with a diversity of architectural styles. There will be a balance of both standard and medium to large sized residential allotments. Front fences will be generally low. The wide road verges in the approach to the township will be retained. Wide nature strips will be generously planted with exotic and native trees and incorporate other indigenous vegetation. The existing grid pattern of the streets will be maintained.

1. Residential Areas

The residential areas are the most important feature of Lang Lang to be controlled so as to achieve the preferred character of Lang Lang.

As a result, three precinct areas have been delineated, reflecting differences in desired future character. Development guidelines have been outlined for each precinct. One of the precincts covers the established residential area – in this precinct character is to remain largely the same. Any future unit development should preferably be located in the vicinity of the town centre.

2. Residential Precincts

The three distinctive residential precincts are:

1. Established Residential Area where unit development is encouraged
2. New Residential Estates
3. Low Density Residential Area

These precincts are outlined in Figure 4.

3. Actions to achieve preferred character for Lang Lang

The following are actions for the township as a whole on specific non-residential areas to help achieve the preferred character for Lang Lang:

- Retain the view corridors along main roads and retain the indigenous vegetation along roadside verges.
- Encourage opportunities for new business location or expansion of existing businesses to reduce the vacancy rate and create a stronger retail core area.
- Maintain the access to and continued development of both active and passive recreation and open space assets in Lang Lang.
- Encourage more residential, retail and commercial development to sustain a viable commercial centre and a range of basic community facilities.

- Maintain and enhance the township edges and entry points.

More detailed development guidelines are provided in the following sections for each residential precinct.

PRECINCT 1: ESTABLISHED RESIDENTIAL AREA**1. Preferred Character Statement:**

The sense of spaciousness within this established residential area will be maintained and further enhanced, particularly through the retention and further development of wide nature strips and roads, and a significant canopy of street trees. There will continue to be a significant proportion of large lot sizes to strengthen the rural feel. There will be some unit development near the town centre.

2. Development Guidelines:

- Maintain 70% of the lots with sizes over 700 sq.m.
- Encourage diversity of development styles.
- Require a landscape plan to accompany all applications for unit development.
- Locate unit development within vicinity of the town centre.
- Unit development to avoid repetitive and uniform siting and design of dwellings.
- Maintain continuity of building rhythm along streets with appropriate building frontage.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - i. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - ii. Providing sufficient open space or garden areas
 - iii. Retaining existing vegetation
 - iv. Providing new trees and garden spaces
- Maintain sense of spaciousness between buildings with:
 - a. Providing a minimum front setback of 7m or no less than the average setback of the adjoining two dwellings
 - b. Providing a minimum side boundary setback of 2.5m
 - c. Providing a maximum building site coverage of 40% of the lot
 - d. Minimum lot width of 18m
- Maintain sense of spaciousness in unit developments by:
 - a. Providing a minimum 30% site coverage of the allotment as private open space.
 - b. Minimum lot width of 18m
 - c. Retain existing vegetation
 - d. Providing new trees and garden spaces
 - e. Encouraging no front fence to allow gardens and nature strips to merge

- f. On larger blocks, orientating the driveway along one side of the property rather than down the middle and encouraging a curvilinear driveway with tree planting
 - g. Providing a minimum front setback of 7m or not less than the average setback of the dwellings on either side.
 - h. Providing a maximum building site coverage of 50% of the allotment including any garages or other out building.
 - i. Minimum lot size of 450 sq m per unit including open space and common areas
-
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
 - Encourage the inclusion of native vegetation and garden space for private and commercial development.
 - In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
 - Maintain a high level of quality in the design and construction of new buildings as well as a continuity with the character of the areas existing built form.
 - Ensure building height respects the existing character of the surrounding area.
 - Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.
 - Maintain generous street, footpath and easement widths in new developments

PRECINCT 2: NEW RESIDENTIAL ESTATES**1. Preferred Character Statement:**

The new residential estates will have a predominance of larger lot sizes to maintain the semi-rural atmosphere. Wide nature strips and roads, and a significant canopy of street trees will be a feature throughout as well as low level garden planting to increase visibility from the streets. New development will be designed and constructed to a high standard and incorporate and respect existing elements such as the strong and legible street grid pattern and the urban to rural interface.

2. Development Guidelines:

- Maintain 80% of the lots with sizes over 700 sq.m.
- Encourage diversity of development styles.
- Require a landscape plan to accompany all applications for new subdivisions.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - i. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - ii. Providing sufficient open space or garden areas
 - iii. Retaining existing vegetation
 - iv. Providing new trees and garden spaces
- Maintain a sense of spaciousness between buildings with:
 - i. Minimum side setback of 2.5 m
 - ii. Providing a minimum front setback of 7m or no less than the average setback of the adjoining two dwellings
 - iii. Maximum building site coverage of 40% of the lot size.
 - iv. Minimum lot width of 18m
- Discourage small allotments of less than 600 sq.m in the new residential estates.
- Maintain continuity of building rhythm along streets with appropriate building frontage.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden in new development.
- Encourage the inclusion of street trees for shade and aesthetic quality at an early stage of new development.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as a continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.

- Residential developments should not include gated street formats but should connect visually and physically to the surrounding areas.
- Develop clear, legible road networks incorporating the existing grid layout which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
- Maintain generous street, footpath and easement widths in new
- developments. Provide a minimum width for internal streets of 7.3m to allow for parking on either side and access for emergency vehicles. Discourage cul-de-sacs and, if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

PRECINCT 3: LOW DENSITY RESIDENTIAL AREA**a. Preferred Character Statement:**

The area's rural character of low density residential living will be maintained and enhanced through large allotments up to one hectare. Extensive building setbacks, a high proportion of large homes slightly elevated from the road, abundant native trees, wide road easements, and post and wire fences dividing allotments, will maintain the rural character.

b. Development Guidelines:

- Encourage a diversity of development styles
- Maintain a sense of spaciousness between allotments of the residential areas through no front fences or if fenced, low front fences or open wire fences.
- Construct buildings on the site in a compact and clustered layout to minimise soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure
- Retain existing vegetation on the boundary of sites.
- Any building or works to be a minimum of 60m from the Little Lang Lang River waterway.
- Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.
- Maintain the rural character of large allotments with:
 - a. Minimum front setback of 10m and a minimum side setback of 5m
 - b. No fencing or if fenced, only post and wire style fencing to maintain a continuous flow of vegetation across the landscape.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street and easement widths in new developments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.

6.03 GARFIELD – EXISTING CHARACTER

Description

Garfield became a prosperous town with the rise of the surrounding agricultural industry in the early twentieth century.

There are nine precincts including six residential, the town centre, open space/community function and the railway line corridor.

The residential and town centre precincts consist of a number of housing styles and lot sizes ranging from units to heritage buildings to modern re-creations, with lots ranging from 600m² to 1.5 ha in size.

The predominant materials used are brick, weatherboard corrugated tin and tiles.

- Details of precincts in Figure 5

Key Characteristics

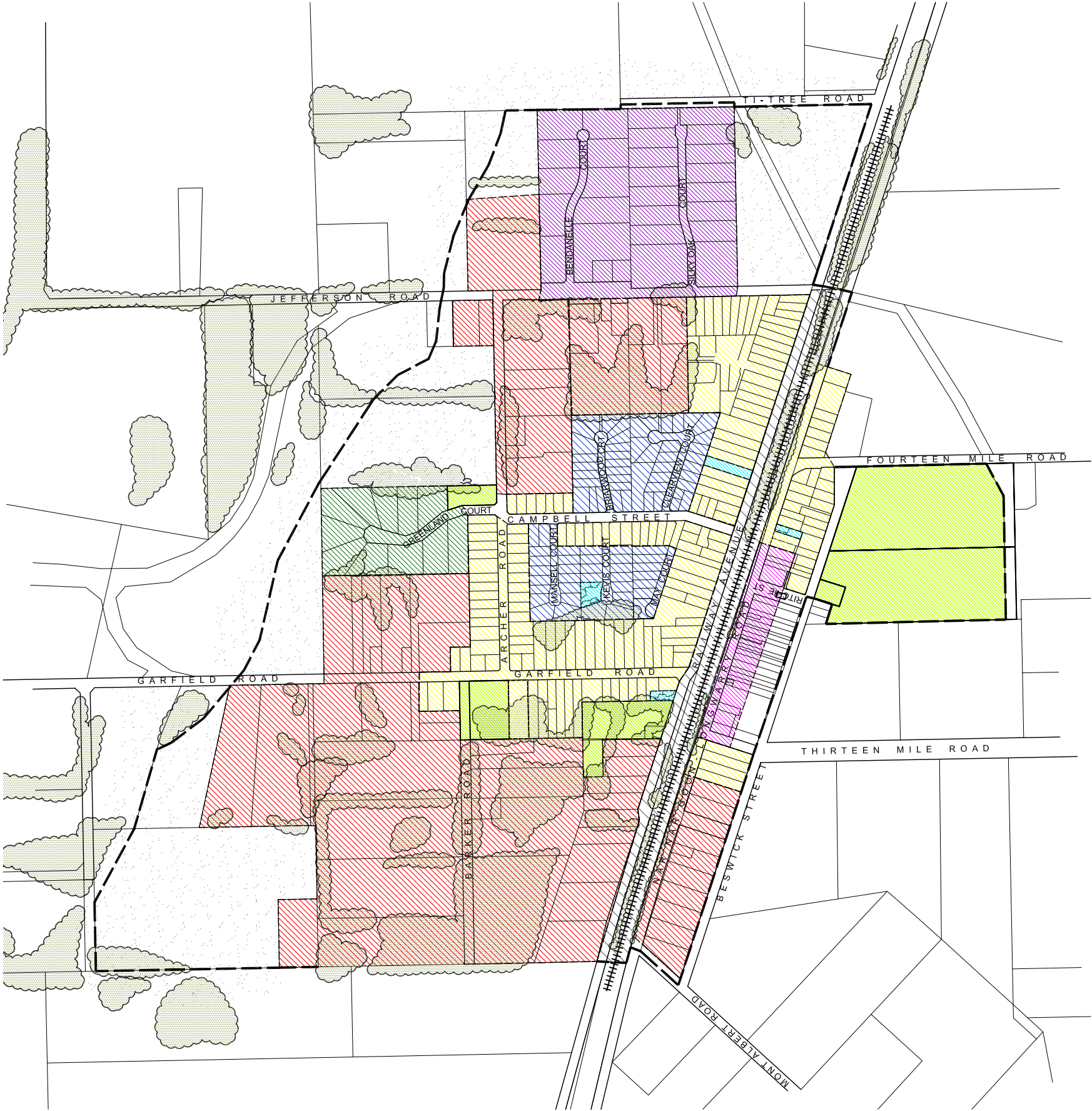
- Compact, clear crisp urban to rural edge
- High degree of visual permeability – a view from almost every allotment
- Largest range of housing styles and allotment sizes.
- Undulating - most of the town is on a southern facing slope
- Reasonable areas of remnant vegetation on the large allotments
- Very distinctive separation (due to the railway corridor) between the town centre and the residential areas, creating a lopsided township - limited crossing points for motorists and pedestrians
- No light industrial precinct,
- Large areas of open space and community and recreation facilities contribute to a feeling of spaciousness.
- A high proportion of court, bowl streets.
- Herringbone allotment layout in certain areas.

Issues/Threats

- Community desire to retain the rural character of the township.
- Some community members thought the town was lopsided and would like to see more development on the south side of the railway line



- Desire for a mix of old and new development as well as large and small lots
- Concern about loss of indigenous bushland
- More residential developments to sustain a viable retail and commercial centre



Legend

- Residential Precinct 1 - Established residential areas with medium lot sizes and older style buildings
- Residential Precinct 2 - Established Rural Residential Areas
- Residential Precinct 3 - New and Recent Residential Estate, medium allotments
- Residential Precinct 4 - New Residential Estate, very large allotments
- Residential Precinct 5 - Established Low Density Residential Area Large allotments, unfenced, ranch style housing
- Residential Precinct 6 - Unit Development
- Town Centre
- Open Space / Community Function
- Railway Line Corridor
- Existing vegetation
- Existing open rural land use
- Property titles
- Urban Growth Boundary

GARFIELD EXISTING CHARACTER PRECINCTS

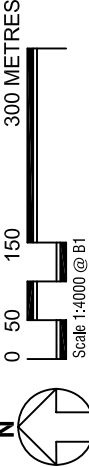
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Figure 5

Drawn: C. T. & B.J
Date: 6th SEPTEMBER 2005

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Garfield – Town Centre Precinct – Existing Character

Description

- A narrow and contained strip along Nar Nar Goon–Longwarry Rd.
- Significant row of heritage buildings that contribute to the streetscape.

Key Characteristics

- Legible, compact strip of retail and commercial premises
- Untidy at the rear of the premises fronting Beswick Street - poor interface to the Recreation Reserve.
- Prominent aspect from some of the residential areas to the north
- Extensive and interesting built form with no vacant lots within the town centre (several vacant shops however)
- Separation from residential area due to the railway corridor.



Issues/Threats

- A desire to fill the vacant shops to improve the appearance of the town centre



Garfield – Established Residential – Existing Character

Description

- Older residential areas immediately adjoining the town centre and north of the railway line

Key Characteristics

- Compact and contained
- Most lot sizes of 700 – 1000 square metres
- Building site coverage of 20 - 30%
- Mixture of housing styles in brick and weatherboard, the northern most part being almost exclusively brick
- Blocks on reasonable slope overlooking the areas to the south
- Single storey exclusively
- Several deep lots: Garfield Road and Railway Avenue.
- Simple gardens with scattered trees
- Mixture of street tree species

Issues/Threats

- Unit development scattered throughout the precinct.
- Potential subdivisions of the deep allotments could lead to loss of vegetation
- A desire for improvement in the streetscape quality



Garfield – Established Rural Residential – Existing Character

Description

- Several areas scattered throughout the township
- Two large areas at the western edge of the township and two at the northern edge, together with pockets to the north and east of the older residential areas.

Key Characteristics

- Very large allotments of 4000 square metres to 1.5 hectare with significant tree canopy.
- Building site coverage of 1 - 10%
- Mix of weatherboard and brick homes.
- Predominantly post and wire fences.
- Medium sized ranch style housing.

Issues/Threats

- Potential subdivision into smaller lots
- Loss of tree canopy, clearance of indigenous bushland on larger allotments
- A community desire to retain the rural character
- A community desire to restrict residential expansion to retain larger allotments



Garfield – Established and New Residential – Existing Character

Description

- Three distinct areas in the middle of the residential parts of the township

Key Characteristics

- Lot sizes of 750 to 1000 sq m
- Building site coverage of 20 - 30%
- Distinctive high and low sides of each street
- Limited footpaths
- Variable but small setbacks, 5 to 7 metres
- Exclusively brick homes
- Simple gardens with few trees.
- Court bowl street layout.

Issues/Threats

- Smaller lot subdivision for unit development
- Concern about the loss of the park in Kevis Street



Garfield – New Low Density Residential Areas – Existing Character

Description

- New residential subdivision to the eastern edge of the town, extending to the Urban Growth Boundary.

Key Characteristics

- Very large allotments of 3,500 sq m to 1 ha with wide frontages
- Building site coverage of 2 - 5%
- Sparse tree cover at present
- Significant views
- Single storey and split level modern homes

**Issues/Threats**

- Potential subdivision into smaller allotments
- Potential subdivision along Jefferson Road
- Concerns about the type and intensity of residential development to the west, south and north of the precinct – particularly the west
- Community concern about the possible future extension of this type of development beyond the Urban Growth Boundary



Garfield – Established Low Density Residential Area – Existing Character

Description

- One distinct and limited area to the north of the township.

Key Characteristics

- Very large lots of 4000 - 5000 sq m
- Building site coverage of 10 – 20%
- Court development with a curvilinear road (Greenland Court)
- Wide nature strips that merge into the private front gardens gives a considerable feeling of spaciousness.
- Medium-sized ranch style housing
- No front fences and no side fences at the front.

**Issues/Threats**

- Loss of spaciousness if this precinct were to be developed
- Community concern about the loss of larger lots.



Garfield – Unit Development – Existing Character

Description

- Four, small pockets of unit development

Key Characteristics

- Lot sizes of about 350 square metres for each unit
- Building site coverage of 45%
- Modern brick units
- Elevated units work in favour of receding into the slope.

Issues/Threats

- More of this kind of development throughout the township.
- Community concern about the loss of larger lots and some trees if more of this development occurs.
- Concern about very small setbacks and loss of spaciousness.

Garfield – Open Space and Community Function – Existing Character

Description

- Three distinct areas throughout the township:
 1. Large recreation reserve at the southern end.
 2. Primary School on Railway Avenue
 3. Child care centre and neighbourhood park on Garfield Road near Archer Road.

**Key Characteristics**

- Range of community facilities within various landscaped settings



Garfield – Railway Line Corridor – Existing Character

Description

- A significant corridor running east-west across the township and separating the town centre and recreation reserve from the majority of the residential areas.

Key Characteristics

- Open areas in a cutting
- Limited vehicular access and pedestrian connectivity across the corridor between the town centre and the residential areas
- An eyesore for the local community

Issues/Threats

- Community concern about continued poor maintenance of the railway corridor
- Community desire to see an upgrade of the railway station



Preferred Future Character for Garfield

The existing rural township character of Garfield will be maintained and enhanced by providing a reasonable proportion of medium to large sized residential allotments.

The sense of spaciousness will be further enhanced through provision of space around and between buildings. Indigenous tree canopy on allotments as well as wide roads and residential streets with generous nature strips will continue to contribute to the rural character. There will be a diversity of lot sizes with the balance in favour of medium to larger style residential allotments. There will continue to be a diverse style of predominately single storey houses, many with no front fences or low post and wire fences. The views within the township and in particular the core retail area will be maintained and further enhanced.

1. Residential Areas

The residential areas are the most important part of Garfield to be controlled so as to achieve the preferred future character of Garfield.

As a result, four precinct areas have been delineated, reflecting differences in desired future character. Development guidelines have been outlined for each precinct. One of the precincts covers the established residential area – incorporating areas where the character is to remain largely the same and areas where some unit development is encouraged to locate in the future.

2. Residential Precincts

The four residential precincts are:

1. Established Residential Area
2. New Residential Estates
3. Low Density Residential Area
4. Special Residential Area

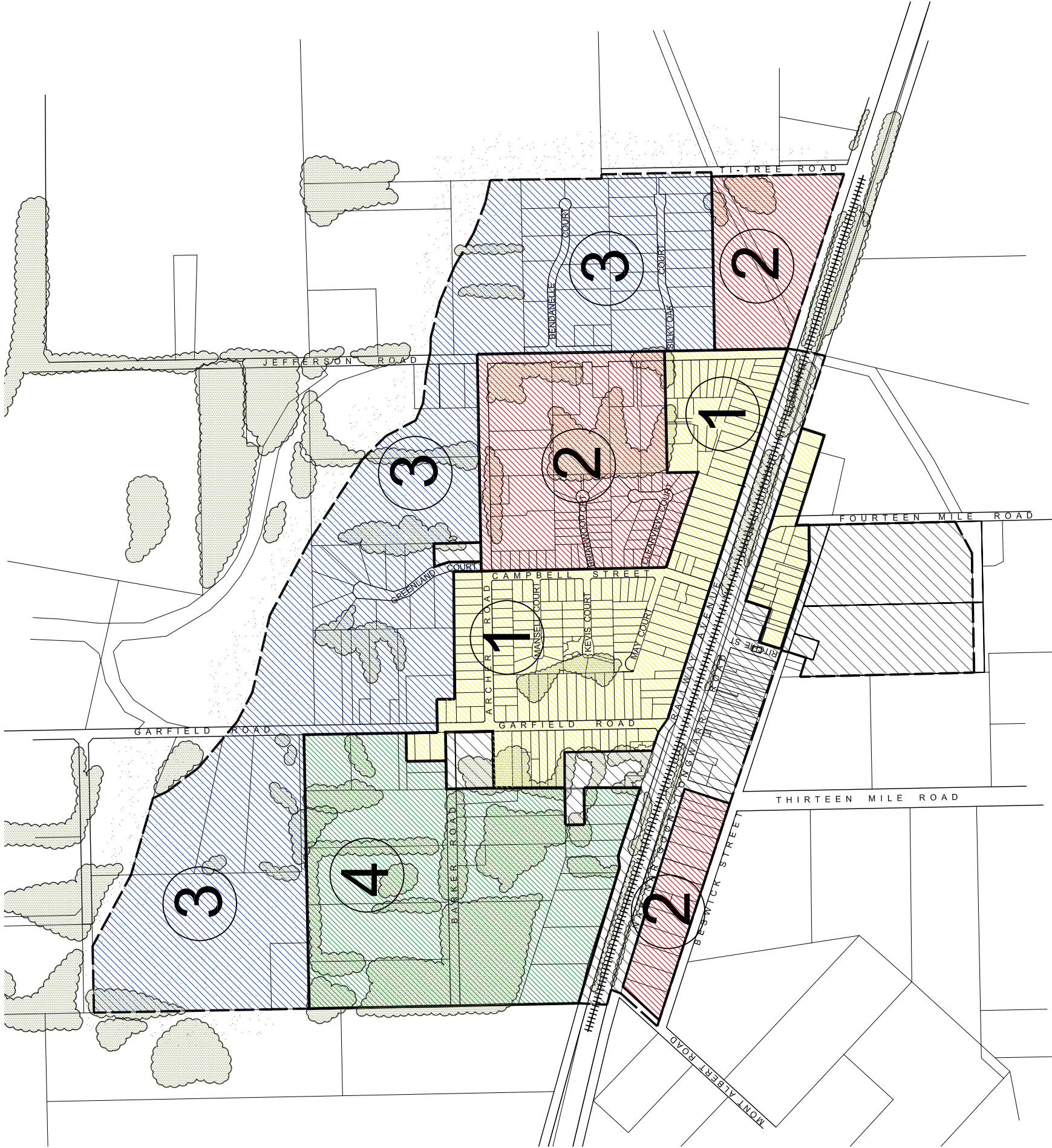
These precincts are outlined in Figure 6.

3. Actions to achieve preferred character

The following are actions for the township as a whole or for specific non-residential areas to achieve the preferred character for Garfield

- Retain the view corridors along main roads and retain the indigenous vegetation along roadside verges.
- Retain the outer area of the township toward the Urban Growth Boundary as larger low density residential development.
- Maximise view corridors from specific north-south streets – Garfield Road, Campbell Street, Jefferson Road and Thirteen Mile Road.
- Reinvigorate the retail area to capitalise on the consolidated layout of the core area and the community's desire to see this precinct improved.
- Develop the theme of a lifestyle town with emphasis on open space, walking trails and success in sporting events.
- Maintain the lifestyle choices available to residents.
- Encourage more residential development to sustain a viable retail and commercial centre.
- Improve the appearance of the railway corridor
- Improve the appearance of the rear of shops fronting Beswick Street
- Retain the shop verandahs and encourage active use of the shops including community facilities.
- Maintain and enhance the township edges and entry points.
- Encourage various links to Ti-Tree Creek; these could include walking or cycling links as well as visual links and nature corridors.

More detailed development guidelines are provided in the following sections for each residential precinct.



Legend

- 1 Established Residential Area
- 2 New Residential Estates
- 3 Low Density Residential Area
- 4 Special Residential Area

- Existing vegetation
- Existing open rural land use
- Property titles
- Urban Growth Boundary
- Non-residential uses
- Area in which there will be some Unit Development

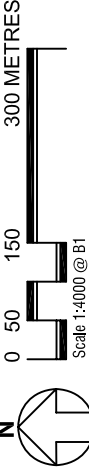
GARFIELD PREFERRED CHARACTER PRECINCTS

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Figure 6

Drawn: C. T. & B.U
Date: 6th SEPTEMBER 2005



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Sustainable Development Consultants

PRECINCT 1: ESTABLISHED RESIDENTIAL AREA**1. Preferred Character Statement:**

Development within the established residential area will continue to build on the sloping and undulating terrain which allows for extensive views, particularly to the south. The openness of the streets will be enhanced by low level garden planting. The diversity of levels apparent in areas with distinctive high and low sides to streets is a unique characteristic which enhances the undulating topography and landforms and will be encouraged in new developments. There will be some unit development near the town centre.

2. Development Guidelines:

- Maintain 70% of the lots sizes over 700 sq.m.
- Encourage a diversity of development styles.
- Locate unit development within vicinity of the town centre.
- Unit development to avoid repetitive and uniform siting and design of dwellings.
- Require a landscape plan to accompany all applications for unit development.
- Maintain continuity of building rhythm along streets with appropriate building frontage.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - i. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - ii. Providing sufficient open space or garden areas
 - iii. Retaining existing vegetation
 - iv. Providing new trees and garden spaces
- Maintain sense of spaciousness between buildings with:
 - i. Minimum side setback of 2.5 m
 - ii. Providing a minimum front setback of 7m or no less than the average setback of the adjoining two dwellings
 - iii. Minimum lot width of 18m
 - iv. Maximum building site coverage of 40% of the allotment
- Maintain sense of spaciousness in unit developments by:
 - a. Providing a minimum 30% site coverage of the allotment as private open space.
 - b. Minimum lot width of 18m
 - c. Retain existing vegetation
 - d. Providing new trees and garden spaces

- e. Encouraging no front fence to allow gardens and nature strips to merge
 - f. On larger blocks, orientating the driveway along one side of the property rather than down the middle and encouraging a curvilinear driveway with tree planting
 - g. Providing a minimum front setback of 7m or not less than the average setback of the dwellings on either side.
 - h. Providing a maximum building site coverage of 50% of the allotment including any garages or other out building.
 - i. Minimum lot size of 450 sq m per unit including open space and common areas
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
 - Encourage the inclusion of native vegetation and garden space for private and commercial development.
 - In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
 - Encourage development that integrates with the existing topography and respects and allows for extensive views of the surrounding areas.
 - Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
 - Ensure building height respects the existing character of the surrounding area.
 - Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.
 - Maintain generous street, footpath and easement widths in new developments

PRECINCT 2: NEW RESIDENTIAL ESTATES**1. Preferred Character Statement:**

The rural character of the new residential estates will be retained with a significant proportion of large lots, wide nature strips and roads as well as the use of street trees. There will be high quality in the design and construction of new homes. New development will integrate with the distinctive sloping and undulating terrain. The existing mixture of housing styles and materials are characteristics which help to define the area and will be considered and encouraged for future developments.

2. Development Guidelines:

- Maintain 80% of the lots with sizes over 700 sq.m.
- Encourage diversity of development styles.
- Require a landscape plan to accompany all applications for new subdivisions.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - i. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - ii. Providing sufficient open space or garden areas
 - iii. Retaining existing vegetation
 - iv. Providing new trees and garden spaces
- Maintain a sense of spaciousness between buildings with:
 - i. Minimum side setback of 2.5 m
 - ii. Providing a minimum front setback of 7m or no less than the average setback of the adjoining two dwellings
 - iii. Minimum lot width of 18m
 - iv. Maximum building site coverage of 40% of the allotment
- Discourage small allotments of less than 600 sq.m in the new residential estates.
- Retention of existing exotic, native and indigenous trees.
- Maintain continuity of building rhythm along streets with appropriate building frontage.
- Encourage larger lots in the rural fringe area bounded by Jefferson Road, Railway Avenue and Ti-Tree Road to address the drainage issues in this area.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space in new development.
- Maintain generous street, footpath and easement widths in new developments. Provide a minimum width for internal streets of 7.3m to allow for parking on either side and access for emergency vehicles.
- Encourage the inclusion of street trees for shade and aesthetic quality at an early stage of new development.

- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as a continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.
- Developments to integrate with the sloping and undulating terrain.
- Residential developments should not include gated street formats but should connect visually and physically to the surrounding areas.
- Develop clear, legible road networks which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
- Discourage cul-de-sacs and, if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

PRECINCT 3: LOW DENSITY RESIDENTIAL AREA**1. Preferred Character Statement:**

The rural character of the low density residential area will be retained and enhanced by the retention of the extensive canopy of existing trees and large allotments with no solid fences. Greenland Court and its curvilinear road is the preferred form of future development. New development will compliment the sloping and undulating terrain that allows for views of surrounding areas. This area is important in defining the western and northern entrances to the township, as well as links to Ti-Tree Creek.

2. Development Guidelines:

- Encourage a diversity of development styles.
- Maintain a sense of spaciousness between allotments of the residential areas through no front fences or if fenced, low front fences or open wire fences.
- Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure
- Retain existing vegetation on the boundary of sites
- Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.
- Maintain the rural character of large allotments with:
 - a. Minimum front setback of 10m
 - b. Minimum side setback of 5m
 - c. No fencing or if fenced, only post and wire style fencing to maintain a continuous flow of vegetation across the landscape.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street and easement widths in new developments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.

PRECINCT 4: SPECIAL RESIDENTIAL AREA**1. Preferred Character Statement:**

The topography, particularly with the ridgeline, the significant tree coverage and the large lots of this area will be retained. There will be a continuation of open wire fences to reinforce the sense of spaciousness. New development will compliment the sloping and undulating landforms, allowing views to the surrounding landscape.

2. Development Guidelines:

- Maintain 80% of the lots with sizes over 700 sq.m.
- Encourage a diversity of development styles.
- Maintain a sense of spaciousness between allotments of the residential areas through no front fences or if fenced, low front fences or open wire fences.
- Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure
- Retain existing vegetation on the boundary of sites
- Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.
- Require a subdivision proposal to specify the building envelope to ensure that it has regard to existing vegetation and topography.
- Maintain substantial setbacks:
 - a) Minimum front setback of 7m, minimum lot width of 18m and minimum side setback of 2.5m for lot sizes up to 1000sqm
 - b) Minimum front setback of 10m and minimum lot width of 20m for lot sizes ranging from 1000 – 2000sqm
 - c) For lot sizes greater than 2000sqm – minimum front setback of 10m and minimum lot width of 30m
 - d) Minimum side setback of 5m for lot sizes greater than 1000sqm
- Ensure that future development has regard to Schedule 6 of the Development Plan Overlay in the Cardinia Planning Scheme.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street, footpath and easement widths in new developments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.

- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.
- Ensure developments and built forms integrate with and respect the topography of the area, maintaining the undulating landform and extensive views.

6.04 BUNYIP – EXISTING CHARACTER

Description

Bunyip has an interesting and attractive town centre with a strong sense of community pride. Anzac Park acts as a central spine in High Street. The town benefits from magnificent views to the south due to the raised nature of Main Street above the railway station.

There are nine precincts including five residential, the town centre, open space and community function area, light industrial/retail area and the railway corridor.

There are numerous architectural types ranging from Edwardian to modern design with lot sizes from 500m² to 1.5 ha

- Details of precincts in Figure 7

Key Characteristics

- Interesting and distinctive town centre with the prominent setting of the commercial area with its heritage buildings, the central median and views to the south.
- Significantly higher proportion of large lots compared to the other townships
- Less defined urban to rural edge
- Reasonable views from most houses
- Extensive treed areas, particularly along A'Beckett Road
- Hard to navigate around the township. Mixture of grid and winding street pattern that is different from Garfield with its court bowls.
- Mainly south facing slopes and undulating to the north
- Rural buffer from the Highway
- Rural country town feel, because of the character of the town centre and the extensive areas of undulating rural residential development.
- Large areas of open space and community and recreation facilities contribute to a feeling of spaciousness



Key Characteristics – continued

- A'Bekett Road alleviates the grid pattern with its curvilinear nature
- Non-main roads are generally gravel with open spoon style drains for storm water outlets
- Located on a granite ridgeline

Issues/Threats

- A range of different developments filling up the area within the urban Growth Boundary
- Community desire to retain the rural character of the township
- Loss of indigenous trees
- Community desire for high quality and sustainable development – not 'boxes'
- Desire for large, quality homes on large lots
- Desire for improved infrastructure (e.g. drainage) in specific areas of the township.

Bunyip – Town Centre Precinct – Existing Character**Description**

- A contained area along Main Street and Pearson Street in the south-central part of the Township. High Street is significant for its streetscape qualities. The scope of the central median strip with buildings to either side, frame the view to the south.

Key Characteristics

- Magnificent views from the town centre to the south
- Interesting and attractive mix of uses
- Compact
- Commanding presence of key buildings on the high side of the street – many of heritage significance
- Buildings have verandahs with wooden posts
- Central memorial reserve - Anzac Park

Issues/Threats

- Community desire for streetscape beautification works



Bunyip – Established Residential Areas – Existing Character

Description

Fairly contained older residential areas predominantly north of the town centre.

Key Characteristics

- Undulating
- Compact, with a crisp rural to residential edge
- Strong, legible grid pattern, easy to navigate
- Mixture of housing styles, although exclusively single storey
- Wide range of lot sizes - 500 to 2000 sq m
- Building site coverage of 20 - 30 %
- A high proportion of deep blocks
- Treed and landscaped gardens
- Wide streets predominantly with no footpaths
- Wide road easement of A'Beckett Road
- Mixture of fences and no fences creating an open feel
- Street trees are a mixture of native trees and large shrubs
- Good views to the south and north

**Issues/Threats**

- Unit development throughout the precinct
- Loss of indigenous trees with redevelopment
- Concern about poor quality homes or units
- A community desire to retain a reasonable proportion of large lots



Bunyip – Established Residential Precinct 2 – Existing Character

Description

At least six reasonably dense precincts scattered throughout the township, both north and south of the railway line.

Key Characteristics

- Large and very large allotments of up to 1.5 ha many on a slope
- Building site coverage of 2 - 25%
- Generally treed gardens
- Abundance of tree canopy - mixture of native and exotic trees
- Mixture of modern brick and weatherboard houses
- Limited or no fencing creating a high degree of permeability into the properties.

Issues/Threats

- Potential subdivision into dual occupancy or multi-unit developments
- Loss of indigenous tree canopy
- Concern regarding the quality of houses or units on smaller lots



Bunyip – Informal Low Density Residential Area – Existing Character

Description

- A relatively large part of the eastern part of the
- township.

Key Characteristics

- Very large allotments - 2500 sq m to 2 ha
- Large, modern ranch style houses
- Building site coverage of 3 – 10%
- Very large frontages
- Dense tree and shrub vegetation, houses nestled in behind gardens
- Feeling of enclosure with the significant canopy of indigenous trees
- Wide road easements with extensive tree canopy
- An open country feel with post and wire fences
- Widened roads of Doran Road, A'Beckett Road, Jolly Road and Chambers Road
- Flat to gently sloping with views to the north and south

**Issues/Threats**

- Potential subdivision into smaller allotments
- Loss of indigenous tree canopy
- Poorer quality homes on smaller lots
- A community desire to retain the rural character

Bunyip – Established Rural Residential – Existing Character

Description

- A narrow area to the north of Wattletree Road between McNamara Road and Greenhills Road.

Key Characteristics

- Generally cleared and open allotments – a more rural feel
- Very large allotments – 1 ha to 3 ha
- Building site coverage of 2 – 5%
- Unsealed roads
- Very long front setbacks
- Open country feel with post and wire fences
- Almost exclusively single storey large brick, ranch style houses
- Reasonable views in various directions
- Flat to gently to moderately sloping

Issues/Threats

- Potential subdivision into smaller allotments
- Lower quality homes on smaller lots
- A community desire to retain the rural character



Bunyip – Unit Development – Existing Character

Description

Four small pockets of unit development off High Street and A' Beckett Road to the north of the town centre

Key Characteristics

- Clusters of 7 to 10 units
- Lot sizes of 350-600 sq m for each unit
- Building site coverage of 55% or less
- Fairly uniform style of small brick units
- Sparse tree canopy
- Medium height front brick fences
- Shallow setbacks

**Issues/Threats**

- More of this kind of development throughout the township
- Loss of larger lots throughout the township with future development of units
- Reduction of sense of spaciousness
- Possibility of poorer quality homes
- Further loss of indigenous tree canopy



Bunyip – Light Industrial and Retail Precinct – Existing Character

Description

Two distinct areas on the same road on either side of the railway line at the southern end of the township.

Key Characteristics

- A significant number of buildings on corner sites
- Single storey galvanised sheds
- Prominent signage



Bunyip – Open Space & Community Function Precinct – Existing Character

Description

Four distinct areas scattered throughout the township;

- Recreation Reserve
- Primary School
- Catholic Primary School
- Hillview Aged Care, Church of Thomas and the Medical Centre
- Bunyip Pound Road Reserve
- Holgate Park

Key Characteristics

- Range of community facilities in different landscaped settings

Issues/Threats

- Community concern about the presentation and maintenance of the sporting facilities



Bunyip – Railway Line Corridor – Existing Character

Description

A significant corridor running east-west across the township adjacent to a wide mix of older uses.

Key Characteristics

- Raised railway line in past
- Barrier comprising exposed earth, gravel and weeds
- Portable railway station shed
- Two crossing points

Issues/Threats

- Community desire for improved maintenance and presentation of the railway line



Preferred Future Character for Bunyip

The existing rural township character of Bunyip will be maintained and enhanced by providing a reasonable proportion of medium to large sized residential allotments. The sense of spaciousness will be further enhanced through provision of space around and between buildings. Indigenous tree canopy on allotments as well as wide roads and residential streets with generous nature strips will continue to contribute to the rural character. There will be a diversity of lot sizes with the balance in favour of medium to larger style residential allotments. There will continue to be a diverse style of predominately single storey houses, many with no front fences or low post and wire fences.

The views within the township and in particular the core retail area will be maintained and further enhanced.

1. Residential Areas

The residential areas are the most important part of Bunyip to be controlled so as to achieve the preferred future character.

As a result, three residential precinct areas have been delineated, reflecting differences in desired future character. Development guidelines have been outlined for each precinct. One of the precincts cover the established residential area – incorporating areas where the character is to remain largely the same and areas where some unit development is encouraged to locate in the future.

2. The three residential precincts are:

1. Established Residential Area
2. New Residential Estates
3. Low Density Residential Area

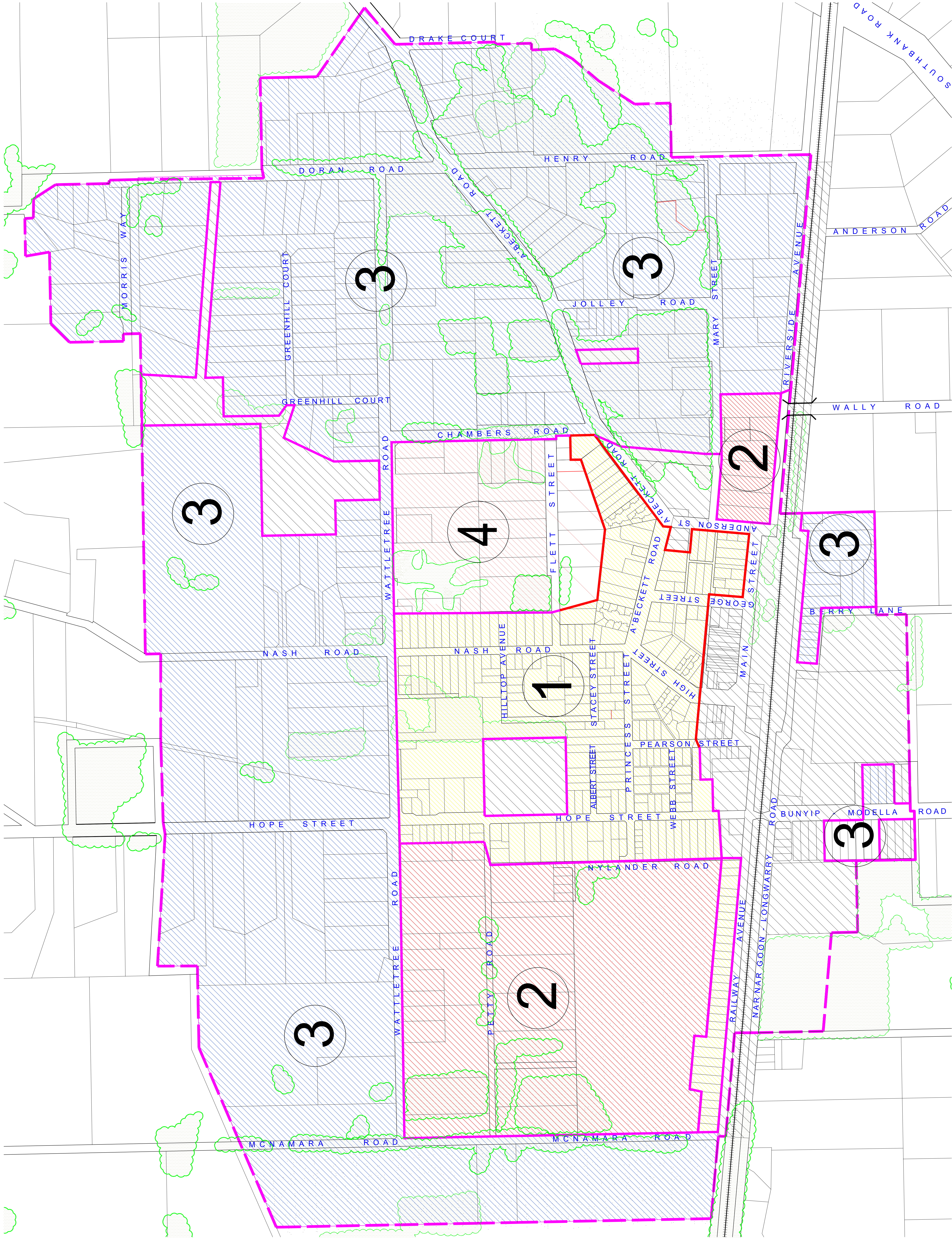
These precincts are outlined in Figure 8.

3. Actions to achieve the preferred character for Bunyip

The following are actions for the township as a whole or specific non-residential areas to help achieve the preferred character for Bunyip:

- Retain the view corridors along main roads and retention of indigenous vegetation along road side verges.
- Retain the outer area of the township toward the Urban Growth Boundary, as larger low density residential development.
- Maintain and enhance the physical presence of the town centre.
- Improve the appearance of the railway corridor, in particular the park like setting below the main street linking the Railway Station.
- Improve the appearance of ANZAC Memorial Park, through landscape development and on-going maintenance.
- Maintain the access to and continue to develop both active and passive recreation and open space assets with Bunyip.
- Retain the extensive views from the town centre to the south
- Retain key vistas to the north
- Maintain the compact retail core
- Retain the shop verandahs and encourage new buildings to have verandahs to the street frontage.
- Improve the appearance of the railway corridor.
- Retain wide streets.
- Retain and enhance heritage buildings.
- Maintain and enhance the township edges and entry points.

More detailed development guidelines are provided in the following sections for each residential precinct.



Legend

- Established Residential Area
- New Residential Estates
- Low Density Residential Area
- Special Residential Area
- Existing Vegetation
- Existing open rural land use
- Property titles
- Urban Growth Boundary
- Non-residential Uses

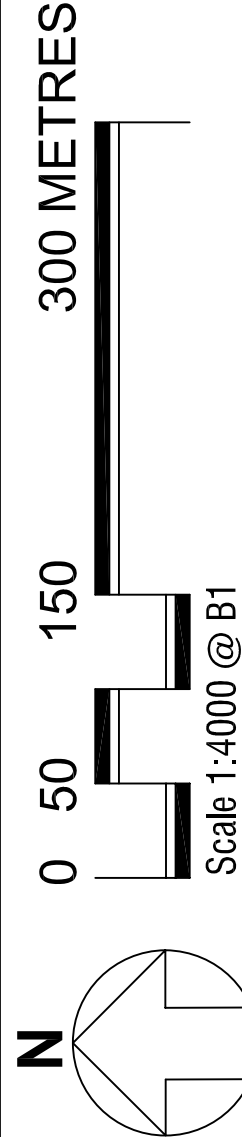
PRINT ISSUE: 06/09/05
CARDINIA SHIRE COUNCIL
30/11/05 . ADDITION OF
UNIT DEVELOPMENT AREAS
30/11/05 . REMOVAL OF
UNIT DEVELOPMENT AREAS,
PRECINCT AMENDMENTS
03/03/06
CARDINIA SHIRE COUNCIL
18/07/06 . PRECINCT
AMENDMENTS
CARDINIA SHIRE COUNCIL
24/11/06 SPECIAL
PRECINCT AMENDMENTS
CARDINIA SHIRE COUNCIL
RESIDENTIAL PRECINCT

REVISIONS:
06/09/05 . PRECINCT
AMENDMENTS
03/11/05 . ADDITION OF
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AMENDMENTS
CARDINIA SHIRE COUNCIL
24/11/06 SPECIAL
PRECINCT AMENDMENTS
CARDINIA SHIRE COUNCIL
RESIDENTIAL PRECINCT

Figure 8

BUNYIP PREFERRED CHARACTER PRECINCTS

TOWNSHIP CHARACTER ASSESSMENT
CARDINIA SHIRE COUNCIL



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Drawn: C. T & B.U
Date: 6th SEPTEMBER 2005

PRECINCT 1: ESTABLISHED RESIDENTIAL AREAS**1. Preferred Character Statement:**

The established residential areas will retain a reasonable proportion of large lots, wide nature strips and roads, and street trees throughout the area. Significant views particularly to the south will be protected. There will be some unit development near the town centre. Development will integrate with the undulating landform which is a defining characteristic of the area. The strong legible grid layout of roads is a precedent for future development. The existing mixture of native trees and large shrubs will also be a feature of new developments.

2. Development Guidelines:

- Maintain 70% of the lots with sizes over 700 sq.m.
- Encourage a diversity of development styles.
- Locate unit development within vicinity of the town centre.
- Unit development to avoid repetitive and uniform siting and design of dwellings.
- Require a landscape plan to accompany all applications for unit development.
- Maintain continuity of building rhythm along streets with appropriate building frontage.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - a. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - b. Providing sufficient open space or garden areas
 - c. Retaining existing vegetation
 - d. Providing new trees and garden spaces
- Maintain a sense of spaciousness between buildings by:
 - a. Providing a minimum front setback of 7m or not less than the average setback of the adjoining two dwellings
 - b. Providing maximum building site coverage 40% of the allotment
 - c. Provide a minimum side boundary setback of 2.5m.
 - d. Provide a minimum lot width of 18m
- Maintain sense of spaciousness in unit developments by:
 - a. Providing a minimum 30% site coverage of the allotment as private open space.
 - b. Minimum lot width of 18m
 - c. Retain existing vegetation
 - d. Providing new trees and garden spaces
 - e. Encouraging no front fence to allow gardens and nature strips to merge
 - f. Minimum lot size of 450 sq. m. including open space and common areas.

- g. On larger blocks, orientating the driveway along one side of the property rather than down the middle and encouraging a curvilinear driveway with tree planting
 - h. Providing a minimum front setback of 7m or not less than the average setback of the dwellings on either side.
 - i. Providing a maximum building site coverage of 50% of the allotment including any garages or other out building.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street, footpath and easement widths in new developments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area and that significant views, particularly to the south, are maintained and encouraged.
- Encourage a clear interconnected street network incorporating the existing grid layout with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.

PRECINCT 2: NEW RESIDENTIAL ESTATES**1. Preferred Character Statement:**

New residential estates will retain the rural character with a high proportion of large lots, combined with wide nature strips and roads, and a significant canopy of street trees. New development will integrate with the sloping and undulating terrain, and be designed and constructed to a high standard.

2. Development Guidelines:

- Maintain 80% of the lots with sizes over 700 sq.m.
- Encourage a diversity of development styles.
- Require a landscape plan to accompany all applications for new subdivisions.
- Maintain a sense of spaciousness between allotments of the residential areas through
 - a. No front fences or if fenced, low front fences or open wire fences to allow gardens and nature strips to merge
 - b. Providing sufficient open space or garden areas
 - c. Retaining existing vegetation
 - d. Providing new trees and garden spaces
- Maintain a sense of spaciousness between buildings with:
 - a. Minimum front setback of 7m
 - b. Minimum lot width of 18m
 - c. Minimum side setback of 2.5m
 - d. Maximum building site coverage of 40%.
- Discourage small allotments of less than 600 sq.m in the new residential estates.
- Vegetation along McNamara and Petty Road to be retained.
- Maintain wide street reserves of 16-18 m for local streets.
- Retain treed area in the western part of the precinct.
- Maintain a rectangular street and lot layout.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Ensure all new developments include extensive street tree plantings at an early stage of development.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street, footpath and easement widths in new developments. Provide a minimum width for internal streets of 7.3m to allow for parking on either side and access for emergency vehicles.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.

- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.
- Residential developments should not include gated street formats but should connect visually and physically to the surrounding areas.
- Developments to integrate with the existing landform.
- Develop clear, legible road networks which provide a high level of internal connectivity and external linkages for local vehicle, pedestrian and bicycle movements.
- Discourage cul-de-sacs and, if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

PRECINCT 3: LOW DENSITY RESIDENTIAL AREAS**1. Preferred Character Statement:**

The rural character of Bunyip's low density residential areas will be maintained and enhanced through the retention of existing indigenous trees and vegetation, the provision of very large allotments with wide frontages and considerable garden areas. New developments will be designed and constructed to a high standard.

2. Development Guidelines:

- Encourage a diversity of development styles.
- Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure
- Retain existing vegetation on the boundary of sites
- Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.
- Maintain the rural character of large allotments with:
 - a. Minimum front setback of 10m and a minimum side setback of 5m.
 - b. No fencing or if fenced, only post and wire style fencing to maintain a continuous flow of vegetation across the landscape.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street, footpath and easement widths in new developments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.

PRECINCT 4: SPECIAL RESIDENTIAL AREA**1. Preferred Character Statement:**

The topography, particularly with the ridgeline, the significant tree coverage and the diversity of lots in this area will be retained. There will be a continuation of open wire fences to reinforce the sense of spaciousness. New development will compliment the sloping and undulating landforms, allowing views to the surrounding landscape.

2. Development Guidelines:

- Maintain 80% of the lots with sizes over 700 sq.m.
- Encourage a diversity of development styles.
- Maintain a sense of spaciousness between allotments of the residential areas through no front fences or if fenced, low front fences or open wire fences.
- Construct buildings on the site in a compact and clustered layout to reduce earthworks (cut and fill), soil erosion and loss of vegetation, and to maximise access to existing and proposed infrastructure
- Retain existing vegetation on the boundary of sites
- Orientate dwellings on the allotment to maximise the retention of existing vegetation, particularly indigenous vegetation.
- Require a subdivision proposal to specify the building envelope to ensure that it has regard to existing vegetation and topography.
- Maintain substantial setbacks:
 - e) Minimum front setback of 7m, minimum lot width of 18m and minimum side setback of 2.5m for lot sizes up to 1000sqm
 - f) Minimum front setback of 10m and minimum lot width of 20m for lot sizes ranging from 1000 – 2000sqm
 - g) For lot sizes greater than 2000sqm – minimum front setback of 10m and minimum lot width of 30m
 - h) Minimum side setback of 5m for lot sizes greater than 1000sqm
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Encourage the inclusion of native vegetation and garden space for private and commercial development.
- Maintain generous street, footpath and easement widths in new developments.
- In the case of subdivisions, clearly outline how the new development relates to the existing and intended use and development of adjoining land.
- Maintain a high level of quality in the design and construction of new buildings as well as continuity with the character of the areas existing built form.
- Ensure building height respects the existing character of the surrounding area.

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- Ensure developments and built forms integrate with and respect the topography of the area, maintaining the undulating landform and extensive views.

14 APPENDICES

APPENDIX 1

MEETINGS WITH COUNCIL - CONSULTANT NOTES

LANG LANG 23rd March 2005 4:30pm – 5:30pm

Attendance:

Consultant Team - Mike Smith, Peter McNabb and Ben De Waard

Council Officer and Councillor – Urmi Buragohain and Cr. Doug Hamilton (Westernport Region).

Township Representatives: Barb Bullen, Nigel Tooth, Paul King, Glen McGregor, Gordon, and Jan McGregor

Questions

What elements or images do you consider important in contributing to the township's character?

- People, good leadership, volunteerism is high and ability for people to help the township.
- Crisp rural to residential edge.
- The Little Lang Lang River.
- Hedge of Hawthorn trees.
- Flat terrain, suits elderly people in access.
- Street trees the avenue approaches.
- Wide road easements i.e.: Mc. Donald's Track
- Offset from the highway
- Small "country town feel" is what attracts people to Lang Lang.

What are the development pressures?

- Over development would spoil the small country town ambiance, including loss of community spirit.
- If the school grew in size from 200 to 300 or more children, would start to lose the personal touch with pupils.
- Major unit development although some unit development would be acceptable.

What are your key issues and concerns at present?

- As the township develops, the loss of personal identity and friendliness of people.
- More maintenance required.
- Lang Lang medical centre.
- Lack of professional people.
- Streetscape is inconsistent with scattered shops vacant blocks and residential properties.
- Low social- economic demographic and an ageing population.
- Potential for more Department of Human Services development, for aged population.
- Sacrifice made by families to live in a small country town. Major services and facilities are out of town.
- A cinema and entertainment complex would be good, particularly for children.
- Car parking in the main street.
- Need an industrial estate.

What image would you like your township to portray in the future?

- Friendly town, with a small “country town feel”.
- Greater consistency of the retail streetscape.

Are there particular character attributes that you would like to emphasis and identify as elements to build upon in future development?

- Sympathetic development and maintain large lot sizes, wide streets and street trees.
- The railway line is a significant green place.
- More people to make the township more sustainable.
- Proximity to Westernport Bay, Grantville, Tooradin and Corinella.
- The Reservoir just out of town is a “hidden secret”.

Are there particular negative character elements that you would like to see reduced and ameliorated over time?

- Increase the consistency and occupation of shops, including refurbishment-reducing fragmentation. Reduce the amount of vacant allotments within the shopping strip.
- More aged care retirement facilities and housing
- Don't want two storey housing particularly box-like style
- Don't want big houses on small allotments.

COUNCIL MEETING - CONSULTANT NOTES**KOOWEERUP 23rd March 2005 3:30pm – 4:30pm**

Attendance:

Consultant Team - Mike Smith, Peter McNabb and Ben De Waard

Council Officers and Councillor – Urmi Buragohain, Phillip Walton and Cr. Doug Hamilton (Westernport Region).

Township Representatives: Peter Lynch, Mike Dwyer, Leanne Duff and Lynne Shand

Questions

What elements or images do you consider important in contributing to the township's character?

- Friendly people and family orientated town.
- Buffer from the rat race.
- Convenience as one can walk to everything.
- Proximity to major centres.
- Strong civic precinct ie: school and leisure.
- Decent sized housing allotments the townsfolk prefer larger than smaller allotments.
- Rural feel
- Large Ash street trees on Rossiter Road.

What are the development pressures?

- Crowding of houses. Two storey houses are out of character. I.e. Cranbourne has so many two storey boxes.
- Don't want the whole town divided into small blocks. i.e. Charles Street proposal
- Long grass along the railway line. Fire and snakes.
- Traffic is a problem, the amount of truck traffic, need a bypass
- Need for industrial land
- Need for mains gas
- The PMP Print factory is to close at the end of March 2005.
- Need a larger supermarket.

What are your key issues and concerns at present?

- Industrial estate's appearance.
- Long grass near the railway

- Open drain, its unhealthy and smelly.
- Entrances and Image.
- Lack of a coordinated streetscape.
- Poor water pressure in certain parts of the town.
- Need good sporting facilities.
- Need a drainage scheme. It is in land subject to inundation and an overlay exists.
- Many people own trucks. –Parking them is a problem in terms of amenity.
- Car wreckers in the middle of the town six cars are stored at the rear premises.

What image would you like your township to portray in the future?

- Family orientated town.
- Strong civic focus
- Retention of larger allotments
- Rural and village character.

Are there particular character attributes that you would like to emphasis and identify as elements to build upon in future development?

- High owner occupier rate therefore people generally care for their properties
- Larger allotments and wide streets
- More street trees and trees in public/open space areas. Consistent species to create a village atmosphere.
- Improve the entrances to the township.

Are there particular negative character elements that you would like to see reduced and ameliorated overtime?

- Improve the intersection at Rossiter Road and Station Street.
- Improve maintenance
- Improve drainage, require a drainage scheme.
- Presentation of some properties.

COUNCIL MEETING - CONSULTANT NOTES**BUNYIP 23rd March 2005 5:30pm – 6:30pm**

Attendance:

Consultant Team - Mike Smith, Peter McNabb and Ben De Waard

Council Officer and Councillor – Urmi Buragohain and Cr. Helen Ward (Bunyip Region)

Township Representatives: Allen Cole, Sue Anderson, Christine Peck and Sue Bettie

Questions

What elements or images do you consider important in contributing to the township's character?

- The sloping terrain, "rising from the swamp," offset from the Highway.
- Trees gave the town character.
- Retention of indigenous vegetation.
- Most shopping needs met, including banks.
- Rural/country atmosphere to be maintained.
- Separated from the freeway, so the windy roads and scenery are a welcome surprise.
- Eastern gateway to Cardinia Shire.
- Bunyip State forest is close by.
- Views to the south and within the town
- Large allotments offer rural and character openness.
- Sporting ethos is strong
- Unit development (oak tree village) in A'Beckett Road is acceptable. Size is acceptable, access and width of the block is an appropriate scale.

What are the development pressures?

- Infill development and reducing allotment size.
- Don't want house and land packages leading to poor quality homes.
- Maintaining reasonably large allotments.
- Lower-density units would be acceptable.
- Housing spilling down the hill to the freeway.
- Containment of the Urban Growth Boundary.
- Require building covenants to provide guidelines. Specific building materials, ecological design, scale, roof lines.
- Loss of township character.
- Loss of indigenous trees with new development.
- Fix up drainage infrastructure before allowing more development.

What are your key issues and concerns at present?

- Loss of indigenous trees with new development.
- The railway line divides the town.
- Would not like to see development creep to the highway.
- Loss of township character if over developed, there are currently 30 volunteer/community groups.
- Cannot park outside the shop you want to enter.
- Increasing traffic volumes, its becoming a commuter suburb.
- Housing estates, some have poor quality homes.
- Increase septic tank effluent has led to nutrification of soil and loss of indigenous trees.
- Presentation of reserve and sporting facilities.
- Storm water drainage and poor roadside drainage leading to inundation of low-lying areas.

Are there particular character attributes that you would like to emphasis and identify as elements to build upon in future development?

- An ECO village, including rainwater/greywater tanks.
- A quaint country town.
- Streetscape, historic facades some need improvement to some shops.
- Don't want to change
- Large allotments and covenants to materials use minimum size of house and minimum materials sizes i.e. brick, weatherboard.

What image would you like your township to portray in the future?

- Larger allotments rather than small.
- The sporting prowess of the town.
- The indigenous trees.
- Quality homes.

Are there particular negative character elements that you would like to see reduced and ameliorated over time?

- The condition of Wattle Tree Road. Improve surface and in particular drainage.
- Increase in public open space areas.
- Flooding to the south and poor drainage on certain roads.
- More footpaths.
- Maintenance of large clusters of trees there is a need for planning overlays.

- Subdivision roads should be sealed.

COUNCIL MEETING - CONSULTANT NOTES**GARFIELD 23rd March 2005 6:30pm – 7:30pm**

Attendance:

Consultant Team - Mike Smith, Peter McNabb and Ben De Waard

Council Officer and Councillor – Urmi Buragohain and Cr. Helen Ward (Bunyip Region)

Township Representatives: Marge Cowie and Tim Collis (Garfield residents)

Questions:

What elements or images do you consider important in contributing to the township's character?

- Pleasant, rural township
- Most houses on reasonably sized blocks
- Railway town
- Strategically located close to Melbourne allows travel by train for students attending Melbourne-base Institutes
Most residents have a view from their properties, either to the north or south.
- Smaller court, recent subdivisions, allow for first home buyers.
- Larger allotment, recent subdivisions allow people to move from the city.
- Delicate balance of housing/development
- Sport is very important culture and social realm with Garfield.
Garfield has been the most successful football club in the region, now in a division playing with much larger towns. ie: Traralgon, Morwell and Moe.

What are the development pressures?

- Clearance of indigenous bushland on larger allotments
- Need more people to make the shops viable – currently contained development to 2200 population
- Need a bank and a supermarket
- Want activities on the main strip to provide basic goods and services.
- Don't expand the Urban Growth Boundary
- Potential inundation of any housing south of the railway line. Tenement clause concerning drainage.

What are your key issues and concerns at present?

- Lack of aged care housing
- Lopsided town, physical division by the railway. Most of the housing is to the north of the railway line.

- Streetscape needs improvement.
- The railway siding is an eyesore. Also bus stop for school children and parking for the train station.
- The park opposite the shops doesn't get used much
- The need to upgrade sporting facilities, commensurate with Garfield's success in the football league.
- The shop fronts, some very good, some poor, including vacant shops which portrays a run down appearance.
- Nothing will get done or improved.
- Need a commercial development strategy for the main street with thought of a supermarket and petrol station.
- Loss of pocket park in Kevis court.
- Vic Roads proposal for a new entrance into town associated with the freeway exit development. Will result in loss of habitat. Is there a need for a new entrance road?

What image would you like your town to portray in the future?

- The rural character.
- Larger blocks, people like the idea of 700-800m²
- Maintain the trees
- Struggle to find township identity. Find a logo and slogan, could it be history related to the swamp, vistas.

Are there particular character attributes that you would like to emphasise and identify as elements to build upon in future development?

- Both respondents like the new subdivisions both small and large allotments. They have wide streets, good streetlights, mature trees (?) covenants on the larger lots.
- An over 55s village will be soon constructed linked to Briarwood Court.
- Mix of housing.
- Double the population to make the town more sustainable.
- More light industry or appropriate development, possibly at the rear of the shops which is now full of junk and untidy.
- Good development strategy with larger allotments to the fringe.
- Walking trail including a trail along Ti tree creek to the north of the town. Walking tracks should interconnect with each other.

What image would you like your township to portray in the future?

- Pleasant, rural township
- The availability of views

- Flexibility of allotment sizes to allow a wider socio-economic range to live in town.

Are there particular negative character elements that you would like to see reduced and ameliorated over time?

- Presentation of the railway track. -Improve the maintenance.
 - No vacant shops in the future and improved appearance of the shops.
 - Improve the road surface near the bakery
- Improve the railway-crossing underpass, which is currently a dark and dingy walkway.

LANG LANG COMMUNITY MEETING - CONSULTANT NOTES**Monday 9th May 2005, 7.00- 8.30 pm**

Attendance:**Consultant Team** - Mike Smith, Peter McNabb

Urmi Buragohain (Strategic Planner, Cardinia Shire Council)

Cr Doug Hamilton (Councillor Cardinia Shire Council)

Review of analysis**Overview**

- Shire regulations
- Tree species
- 4 entrances – maintenance is on going. Could be greater distinctive avenues.

Town Centre

- Add – blend of old and new
- Powerlines and trees – uneven pruning / not pruned enough, in the past the trees were regularly pruned.
- Continuation of shopping strip as opposed to shops within side streets.
- Pressure on owners of older properties to upkeep their properties

Precinct 1

- Houses need to be well maintained
- Maintenance of nature strips is poor and up to residents.
- Concern of 2 story development on small allotments
- Emphasise that 2 storey is ok but not on small lots.
- There are no footpaths anywhere.

Precinct 2

- Station Street west end should go to Precinct No. 2

Precinct 3

- Lack of maintenance of the privately owned land north side of McDonalds track

Open Space and Community Facilities

- Dick Jones Park. Opportunity for more parkland is the railway reserve.
- Open drains on Westernport Road

Railway

- Potential future open space. State Government has plans / budget to open the line.
- At present the Railway Line is untidy.
- Fire risk to adjacent property east of Westernport road.
- Council has requested action from VicTrack.
- Snakes are also prevalent in summer
- Pine Trees are dangerous.

Preferred Township Character

Below is a list of all comments made, by the community present, some not necessarily specific to the preferred character.

Town Centre

- More intense development.
- Appearance of shops.
- The streetscape setting will come into its own soon.

Residential

- Mix of old and new
- Not all standardised, like the diversity of homes, not all the same type in a row.
- Like country feel, which to some people is the diversity of housing.
- Diversity for renting and units, so long as the allotments can have sufficient open space.
- Occasional cul de sacs are ok.
- Dead end streets also convey the quiet country living character.
- Keep new the streets wide as they are now.
- Roll over kerbs.
- Underground power
- Low, or no fences.

Railway

- Shouldn't have to wait for "maybe a train"
- Council has formally written to VIC TRACK on presentation of the railway line
- Differentiation of parks for age groups. Council's role to adopt strategies for activity and age group distinctions.

Light industrial

- Set back and low key native planting.

KOO WEE RUP COMMUNITY MEETING - CONSULTANT NOTES

Tuesday 3rd May 2005, 7.00- 8.30 pm

Attendance:

Consultant Team - Mike Smith, Peter McNabb

Phillip Walton (Manager Strategic Planning, Cardinia Shire Council)

Urmi Buragohain (Strategic Planner, Cardinia Shire Council)

Cr Doug Hamilton (Councillor, Cardinia Shire Council)

Community members

Review of analysis

Overview

- Little room for permeability.
- Hard surface
- Blocks are too small for children to play outside. Larger lots for children to play in rear gardens.
- Seal the clock tower car park and incorporate a more refined park area.
- Koo Wee Rup is a quiet town.
- Unit development – small gardens.
- The best growing land in the world.
- Doesn't want encroachment into farmland.
- A rural / country atmosphere.
- Survival – need mix of development including retail and commercial.
- Light industry is a draw card balance of lower cost / travel to other closer in towns to Melbourne.
- Considered a rural support town, consequently different to Pakenham.

Preferred Township Character

Below is a list of all comments made by the community present, some not necessarily specific to the preferred character.

- They like larger allotments.
- Rural people on farms retire to Koo Wee Rup. Want low maintenance and reasonably large lots.
- Also family people moving in on larger allotments (950-1000 sq. m)
- Balance is right. Large to small. Keep the balance proportional.
- Relaxed shops.
- Sense of community – walk down the street and know people.
- No encroachment onto adjacent farmland.
- Open space
- Streets and landscape
- Too many dual occupancies close together would be a detracting factor.
- Don't want high rise of 3 storey.
- Improve drains particularly at industrial area.
- The town has applied for funding for street beatification. Footpaths and street planting are a priority
- Would like more street tree planting.
- Would like pedestrian crossing and warning signs for crossing ahead.
- Make Station Street right of way, similar to Korumburra's main intersection
- Structured grid – rural character is the informality of streets and the informality is valued.

BUNYIP COMMUNITY MEETING - CONSULTANT NOTES**Monday 2nd May 2005, 7.00- 8.30 pm**

Attendance:**Consultant Team** - Mike Smith, Peter McNabb

Phillip Walton (Manager Strategic Planning, Cardinia Shire Council)

Urmi Buragohain (Strategic Planner, Cardinia Shire Council)

Cr Helen Ward (Councillor, Cardinia Shire Council)

Community members

Review of analysis**Main Township**

- Long driveways on long allotments – fit cars on the allotment rather than street
- Pressures / concerns – don't want low quality homes
- Issue
 - Don't want to lose views
 - Nash Road residential don't want to be built out by smaller lots / development
- Town centre not user friendly
- Don't want to lose the rural feel
- Lifestyle and sense of community, people locate to Bunyip for these attributes
- Quiet town, clear air, hard to find core of town.

Precinct 1

- Review intent of poor quality homes - rephrase

Precinct 2

- Wattle tree Road unmade – septic runoff
- Flett Street, unmade – septic runoff. It has significant indigenous vegetation to its roadside verge.

Precinct 3

- Get infrastructure up to date particularly sewerage reticulation before any further development.
- Trees – maintenance to keep character

Precinct 4

- Identity and landmark, visual permeability.
- Rural buffer to the remainder of the township, it is important in terms of perceptions of the township.

Precinct 5

- Unit development
- Keep as single storey
- Loss of tree canopy due to limited size
- Nylander Road units

Light industrial / retail

- correct park on plan to the corner

Railway

- Put unattractive corridor in key characteristics

Preferred Township Character

Below is a list of all comments made, some not necessarily specific to the preferred character.

How do we achieve a balance?

- Should be able to retain the land that you have.
- Lot sizes retained.
- Retain large blocks
- Any lots with existing trees should not be subdivided.
- Select areas for expansion – outlying areas.
- Allow collection of units amongst larger lots.
- Would like to see people plant more trees.
- Maintenance of roadside verge trees, safety, poor drainage are issues.
- Main Street Improvement
 - provide feature paved footpaths
 - improved garden areas
 - improve the land and footpath up hill from station to main street
 - fencing to park for safety of children
- Precinct 1. Lot sizes large, maintain tree canopies, don't have multiple development. Pockets of scattered subdivision are ok.
- Subdivision limits should be to size relative to title
- Concern about units all along High Street

GARFIELD COMMUNITY MEETING - CONSULTANT NOTES

Tuesday 17th May 2005, 7.00- 8.30 pm

Attendance:

Consultant Team - Mike Smith, Peter McNabb

Phillip Walton (Manager Strategic Planning, Cardinia Shire Council)

Urmi Buragohain (Strategic Planner, Cardinia Shire Council)

Cr Helen Ward (Councillor, Cardinia Shire Council)

Community members

Analysis

- Undeveloped precinct
- We have assessed the existing character. We will acknowledge the undeveloped character.
- Label creek to north
- People are mobile, many people work out of town.
- Does Garfield have a rural feel?
- What makes the rural feel?
 - no housing commission
 - relocate to peaceful town
 - separation of houses
 - diversity of people that you don't get in urban areas
 - older style shops
 - clean air and environment
- Maintain street type – sealed / unsealed in all precincts

Main Township

- Niche market shops – streetscape, pergola, bbq's, clean the area up
- Older style shops – character of rural area
- The shops should be more viable
- There are vacant lots between shops
- There should be / desirable to have more shops.

Precinct 1

- Some lots are up to 2,000 metres square
- Old style power lines

Precinct 2

- Delete the issue regarding the freeway
- There are rare native orchids near the kindergarten

Precinct 3

- The modern brick homes

Precinct 4

- No underground power lines
- Also review and label for other precincts.

Precinct 5

- Update, some lots are 4 ha

Precinct 6

- Established trees

Precinct 7

- Units currently being built in Railway Avenue and also there are established units on the corner of Garfield Road and Railway Avenue.

Open space and Community Facilities

- There is some open space north east corner of Archer Road and Greenland Court
- Over 55's development on Jefferson Road will create pressures on community facilities.

Railway

- Nominate as an unattractive corridor in the key characteristics

Preferred Township Character

Below is a list of all comments made, some not necessarily specific to the preferred character.

- Minimum lot size
- Limit dual occupancy development throughout town. Some is ok.
- Concern that corner sites broken up for dual occupancy
- Sense of space / separation between dwellings is important
- Set back to front for adequate garden / tree canopy. It's the shrubbery and gardens that give Garfield its character
- Greenland court could be a bench mark
 - safety
 - canopy trees
 - limited traffic
 - corner site parkland
- Controlled manner otherwise high density to outer edge. UGB could expand.
- Better chance to expand the shops if development extends to the south
- Good golf course 2.5 km south on Thirteen Mile Road.
- Theme – open space, walking paths for the town. Lifestyle town
- Marketing / identity of the town is important for the community to resolve.
- Clean air, 360 degree view in parts.

APPENDIX 2: Township Survey Sheets

Township: Koo Wee Rup

Precinct Town Centre

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Retail and commercial uses with some community landmarks – eg, the Centenary of Federation clock towers and settlement history and information on the Royal Hotel in Station Street.
Predominant Use	Convenience-oriented retail and commercial uses
Lot Size	Mixture of lots ranging from 400 sq m to 1000 sq m
Degree of Change	Very limited amount of new development or redevelopment of established premises.
Distinctive Features	A reasonably compact town centre. The Royal Hotel in Station Street is the most distinctive building. The PMP Print shed is visually prominent and unattractive, particularly as a gateway entrance statement from the south-west. The Federation Clock Towers are reasonably prominent. Nothing of memory in the main part of the centre
Built Form	
Architectural Era and Style	Predominantly buildings of the 1940's and 1970's. Most buildings have verandahs with timber posts. There are no distinctive buildings apart from the Royal Hotel
Building Materials	Mixture of brick and weatherboard – predominantly brick
Roofing Materials	Mixture of tile, galvanised iron and Colorbond
Frontages	Mixture of frontages ranging from 10 to 22 metres
Front Setbacks	Zero front setbacks for shops and commercial offices fronting Rossiter Road and Station Street. 10 metre setback to buildings such as Thrifty Link Hardware in Station Street
Side Setbacks	Zero side setbacks for shops and commercial offices fronting Rossiter Road
Building Site Coverage	Predominantly 80%
Number of Storeys	Predominantly single storey
Landscape	
Vegetation Pattern	-
Topography	Flat
Views	Termination view corridor of Station Street. Sense of enclosure on Rossiter Road.

Public Domain	
Road Easement Width	20 metres
Road Treatment	Straight asphalt roads with parallel parking
Road Verges/Nature Strips	Nature Strips present in most areas
Footpath Treatment	Asphalt footpaths on one side of Station Street; footpaths on both sides of Rossiter Road
Street Tree Species	'Mop top' Robinias and Casuarinas do little to contribute to the streetscape.
Street Tree Spacing	Far apart except at the north-eastern entrance to the centre
Public Open Space – type and extent	The Clock Tower square and small park with public toilet facilities

Township: Koo Wee Rup

Precinct 1 Established Residential Areas

with small to medium lot sizes and older buildings

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Predominately residential (including the primary school)
Settlement Pattern	Distinctive clean edge between the residential area and the rural interface
Lot Size	600 - 1000 sq m
Degree of Change	Progressive – high degree of development of the precinct from 1910's onwards
Distinctive Features	Clear rural to residential interface
Built Form	
Architectural Era and Style	Mixture of styles from the 1940s, 50s and 70s to the present day
Building Materials	Mixture of brick, render, weatherboard, fibrous cement
Roofing Materials	Mixture of galvanised iron, Colorbond and tiles
Frontages	Predominantly 15-20 metres
Front Setbacks	5 - 10 metres
Side Setbacks	2-3 metres
Building Site Coverage	30 - 60%
Front Fence Treatment	Mixture of low timber, wire and masonry fences
Number of Storeys	Single storey exclusively, except for one house on Henry Street
Garages – siting, style	Unobtrusive garages or car ports, generally at or behind the front façade alignment.
Landscape	
Vegetation Pattern	Scattered specimen trees in simple gardens with some shrubs and expanse of grass
Private Garden Styles	Simple gardens, specimen trees, shrubs and lawn
Topography	Flat
Views	No significant views. Generally termination views to the end of the street.
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight asphalt roads with outstands and defined parking bays
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	Footpaths on one or both sides of the road
Street Tree Species	Mixture of Desert Ash, Golden Ash and Melaleuca. Some examples of pine trees along the township boundary.
Street Tree Spacing	Every 20-40 metres

Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct
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Township: Koo Wee Rup

Precinct 2 New residential estate with small to medium sized allotments

Grange Court

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Predominantly residential
Settlement Pattern	Waves of development but contained on the outward edges of the precinct
Lot Size	600 to 1000 sq m
Degree of Change	Limited – modern development
Distinctive Features	Modern imitation housing styles in new estates
Built Form	
Architectural Era and Style	Modern buildings with imitation styles incorporating a mix of classical Edwardian, federation and bungalow elements
Building Materials	Mixture of weatherboard, fibro cement and rendered
Roofing Materials	Mixture of tile and Colorbond
Frontages	15-25 metres
Front Setbacks	Limited – 5 to 8 metres
Side Setbacks	1-3 metres
Building Site Coverage	30 - 40%
Front Fence Treatment	Low brick or timber fences as well as paling fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the front façade alignment
Landscape	
Vegetation Pattern	Mix of native and exotic shrubs. Newest housing lots sparse and undeveloped at present
Private Garden Styles	Simple gardens or still being established
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight and curved asphalt roads. Brick highlights at threshold entrances to the newest estate
Road Verges/Nature Strips	Wide grass nature strips. Underground powerlines. Ornate lamp posts with gold detail trim halfway up the post in the newest estate.
Footpath Treatment	Footpaths on one or both sides of the street
Street Tree Species	Melaleuca trees or no trees in the newest estate

Street Tree Spacing	Every 15-30 metres
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Koo Wee Rup

Precinct 3 Low density residential with very large allotments and large ranch style housing

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	More modern subdivision. Contained on the outward edges of the precinct
Lot Size	7500 sq m to 3.2 ha
Degree of Change	More uniform pattern of housing
Distinctive Features	Higher quality of housing. Large ranch style
Built Form	
Architectural Era and Style	Modern ranch style. Generally of high quality
Building Materials	Brick
Roofing Materials	Tile
Frontages	30 metres
Front Setbacks	50 metres from road edge
Side Setbacks	10 metres
Building Site Coverage	5 - 10%
Front Fence Treatment	An open country feel with post and wire fences
Number of Storeys	Single storey exclusively except for one two-storey house
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Some Manna gums
Private Garden Styles	Open grass areas with few trees
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	Very wide - 60 metres
Road Treatment	Asphalt road
Road Verges/Nature Strips	Wide nature strips - significant forest area on the east side of Kettles Road
Footpath Treatment	No footpaths

Street Tree Species	Mixture of native trees – Melaleuca, Mana Gum, Swamp Paperbark
Street Tree Spacing	Every 15-30 metres
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Koo Wee Rup Precinct 4 Unit Developments

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively unit residential development – cluster of 3-10 units
Settlement Pattern	New development
Lot Size for Each Unit	350 to 600 sq m
Degree of Change	Limited as this is relatively new development
Distinctive Features	Units
Built Form	
Architectural Era and Style	Simple in style
Building Materials	Predominantly brick
Roofing Materials	Colorbond
Frontages	Predominantly 15 metres
Front Setbacks	Shallow - 5 metres
Side Setbacks	No setback – boundary to boundary development
Building Site Coverage	45%
Front Fence Treatment	Medium height brick fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building facade
Landscape	
Vegetation Pattern	No trees
Private Garden Styles	Grass and small shrubs
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight asphalt roads

Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	Concrete footpaths
Street Tree Species	Mixture of native and exotic trees – Melaleuca, Ash
Street Tree Spacing	Every 15-30 metres
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Koo Wee Rup Precinct Light Industrial Areas

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Mix of light industrial including large sheds dealing in stockfeed, firewood, garden, auto supplies including discount tyres
Development Pattern	
Lot Size	2000 to 10,000 sq m
Degree of Change	Progressive development of the precinct from 1910's onwards
Distinctive Features	Unkempt look
Built Form	
Architectural Era and Style	Galvanised sheds from 1960's to present day
Building Materials	Galvanised iron
Roofing Materials	Mixture of galvanised iron and Colorbond
Frontages	15-25 metres
Front Setbacks	10-12 metres
Side Setbacks	2-3 metres
Building Site Coverage	Approximately 60%
Front Fence Treatment	No front fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building façade
Landscape	
Vegetation Pattern	Very sparse. Several willow trees form part of the frontage
Private Garden Styles	None
Topography	Flat
Views	No significant views

Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight asphalt roads
Road Verges/Nature Strips	Gravel shoulders and deep culvert open drain
Footpath Treatment	No footpaths
Street Tree Species	Very sparse – only two Willow trees
Street Tree Spacing	
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Koo Wee Rup

Precinct Open Space/Community Function,
including the school and recreation reserve

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Mix of community centre, swimming pool, bowling club and regional health centre
Development Pattern	Spaced apart
Lot Size	NA
Degree of Change	NA
Distinctive Features	Extent of facilities
Built Form	
Architectural Era and Style	Mixed
Building Materials	Brick and masonry
Roofing Materials	Tin
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	Predominantly single storey except for the school which is double storey
Garages – siting, style	NA

Landscape	
Vegetation Pattern	Cleared
Private Garden Styles	NA
Topography	Flat
Views	Views through respective sites
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Street Tree Species	NA
Street Tree Spacing	NA
Public Open Space – type and extent	Extensive public open space areas

Township: Koo Wee Rup

Precinct Railway Line Corridor

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Open area
Development Pattern	No development within the corridor
Lot Size	NA
Degree of Change	Unchanged
Distinctive Features	Curvilinear corridor of long grass growth
Built Form	
Architectural Era and Style	NA
Building Materials	NA
Roofing Materials	Tin
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	NA

Garages – siting, style	NA
Landscape	
Vegetation Pattern	Grass and weed growth
Private Garden Styles	NA
NA	NA
Views	NA
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Street Tree Species	NA
Street Tree Spacing	NA
Public Open Space – type and extent	Significant corridor of underutilised value. Link to the Clock Tower Square

Township: Lang Lang

Precinct Town Centre

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Very dispersed retail and commercial uses interspersed with housing and several large vacant lots. No industrial uses apart from a panel beater in the main street. Community facilities include the Lang Lang Community Complex, police station, medical facilities
Predominant Use	Convenience-oriented retail and commercial uses
Lot Size	Mixture of lots ranging from 400 sq m to 700 sq m
Degree of Change	Very limited amount of new development or redevelopment of existing premises. The Bendigo Community Bank is the most recent addition to the centre
Distinctive Features	The Palace Hotel on the south-western edge and the ANZ Bank in the commercial core. A random pattern of developed and undeveloped sites
Built Form	

Architectural Era and Style	Mixture of styles from the 1910's onwards. Flat roofs. No distinctive buildings apart from the Palace Hotel and ANZ Bank. Hidden built form in the main street because of the trees. Unassuming and bland mixture of buildings
Building Materials	Mixture of brick and weatherboard
Roofing Materials	Mixture of tile, galvanised iron and Colorbond
Frontages	Mixture of frontages ranging from 10 to 20 metres
Front Setbacks	Zero front setbacks for shops and commercial offices fronting Westernport Road
Side Setbacks	Zero side setbacks for shops and commercial offices fronting Westernport Road
Building Site Coverage	Predominantly 80%
Number of Storeys	Almost exclusively single storey except for the ANZ Bank building
Landscape	
Vegetation Pattern	No significant vegetation - small Golden Ash trees
Topography	Flat
Views	No significant views

Public Domain	
Road Easement Width	20 metres
Road Treatment	Asphalt
Road Verges/Nature Strips	Some kerb projections with planting. No nature strips
Footpath Treatment	Coloured concrete/exposed aggregate and concrete footpaths recently constructed. Seating at key points. Asphalt footpaths on both sides of Westernport Road
Street Tree Species	Scattered Golden Ash trees
Street Tree Spacing	Every 15-40 metres
Public Open Space – type and extent	Several corner sites are used for events. Kester Kitchen Park has seating, play area and toilet block. There is also a Lions Park/Rotary Park adjacent to the railway line with barbeque and play area.

Township: Lang Lang

Precinct 1 Established Residential Areas with small to medium lot sizes and older buildings

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Predominantly residential land use (some community use)
Settlement Pattern	Well established and developed precinct with no vacant blocks. Contained on the outward edges of the precinct
Lot Size	500 to 1000 sq m
Degree of Change	Progressive development of the precinct from 1910's onwards
Distinctive Features	Underground powerlines in Salisbury and James Streets
Built Form	
Architectural Era and Style	Mixture of styles from 1910's to present day including older style housing commission, an old farmhouse, houses of the 1970's and 1980's and modern day houses. Predominantly older houses, although generally the newer houses are of better quality
Building Materials	Mixture of fibro cement and weatherboard
Roofing Materials	Mixture of tin and tiles
Frontages	Predominantly 15 - 25 metres
Front Setbacks	7 - 10 metres
Side Setbacks	2-3 metres
Building Site Coverage	20 to 30%
Front Fence Treatment	Mixture of low fences and no fences creating an open feel
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Mixture of native and exotic trees including Melaleuca styphelioides and Fraxinus oxycarpa , Fraxinus angustifolia
Private Garden Styles	Mixture of shrubs and trees
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight asphalt roads with concrete kerb and channel Slightly curved streets with asphalt and mountable kerb and channel
Road Verges/Nature Strips	Wide grass nature strips. Overhead powerlines in the majority of streets
Footpath Treatment	No footpaths Wide grass nature strips.

Street Tree Species	Mixture of native and exotic trees – Melaleuca, Ash
Street Tree Spacing	Every 15-50 metres
Public Open Space – type and extent	Large public open space areas such as the park in James Street and the church

Township: Lang Lang

Precinct 2 Established Residential Areas with medium lot sizes and modern buildings

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Predominantly residential
Settlement Pattern	Well-established precinct with no vacant blocks. Contained on the outward edges of the precinct
Lot Size	800 to 1000 sq m
Degree of Change	Considerable change in the precinct from 1910's onwards
Distinctive Features	Nothing of memory
Built Form	
Architectural Era and Style	Reasonably consistent modern houses of the 1990's style
Building Materials	Exclusively brick
Roofing Materials	Mainly tile with some Colorbond
Frontages	Wide – 25 to 30 metres
Front Setbacks	7-10 metres
Side Setbacks	2-3 metres
Building Site Coverage	20 to 25%
Front Fence Treatment	Almost exclusively without fences – only one with a low fence
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Large areas of grass with minimal gardens and trees
Private Garden Styles	Minimal gardens, often not well established
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight asphalt roads with mountable kerb and channel
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	No footpaths

Street Tree Species	Very small street trees
Street Tree Spacing	Variable
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Lang Lang

Precinct 3 Very Large Allotment Rural Residential
Areas with modern range style housing

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	More modern subdivision. Contained on the outward edges of the precinct
Lot Size	Very large lots – 1 ha
Degree of Change	More uniform pattern of housing
Distinctive Features	Higher quality of housing. Large ranch style
Built Form	
Architectural Era and Style	Modern ranch style. Generally of high quality
Building Materials	Brick
Roofing Materials	Tile
Frontages	30 metres
Front Setbacks	20 - 50 metres from road edge
Side Setbacks	10 metres
Building Site Coverage	2 - 5%
Front Fence Treatment	An open country feel with post and wire fences
Number of Storeys	Single storey exclusively except for one two-storey house
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Open predominately grassed gardens with specimen trees and shrub beds. Retention of some indigenous trees within some gardens.
Private Garden Styles	Open grass areas among the forest
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	Very wide - 60 metres

Road Treatment	Asphalt road
Road Verges/Nature Strips	Wide nature strips - significant forest area on the east side of Kettles Road. The eastern end of McDonalds Track has significant stands of Manna gums
Footpath Treatment	No footpaths
Street Tree Species	Mixture of native trees – Melaleuca, Manna gum, Swamp paperbark
Street Tree Spacing	Variable and in parts thickly wooded
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Lang Lang

Precinct Light Industrial Area

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Mix of light industrial including a very large shed dealing in agricultural supplies.
Development Pattern	More recent development
Lot Size	155 to 165 sq m
Degree of Change	Progressive development of the precinct
Distinctive Features	Unkempt look
Built Form	
Architectural Era and Style	Galvanised sheds from 1990 onwards.
Building Materials	Galvanised iron
Roofing Materials	Mixture of galvanised iron and Colorbond
Frontages	15-25 metres
Front Setbacks	10-12 metres
Side Setbacks	2-3 metres
Building Site Coverage	Approximately 60%
Front Fence Treatment	No front fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building façade
Landscape	
Vegetation Pattern	Very sparse
Private Garden Styles	None
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	16-20 metres

Road Treatment	Straight asphalt roads
Road Verges/Nature Strips	Gravel shoulders and deep culvert open drain
Footpath Treatment	No footpaths
Street Tree Species	Very sparse – only two Willow trees well spaced out
Street Tree Spacing	Well spaced out
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Lang Lang

Precinct Open Space and Community Function
including the Showgrounds

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Large open space area
Development Pattern	NA
Lot Size	NA
Degree of Change	NA
Distinctive Features	None
Built Form	
Architectural Era and Style	1950's pavilions/meeting rooms/club rooms
Building Materials	NA
Roofing Materials	NA
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	Galvanised iron / Colorbond to 2 metres
Number of Storeys	NA
Garages – siting, style	NA
Landscape	
Vegetation Pattern	Some trees along the boundary
Private Garden Styles	NA
Topography	Flat
Views	Across recreation ground and remaining facilities

Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Street Tree Species	Mixed native and exotic species
Street Tree Spacing	NA
Public Open Space – type and extent	Large open space areas - football and cricket ground Areas for displays

Township: Lang Lang

Precinct Railway Line Corridor

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Open area
Development Pattern	No development within the corridor
Lot Size	NA
Degree of Change	Unchanged
Distinctive Features	Linear corridor of large pine trees and mixed Eucalypts and Wattles
Built Form	NA
Architectural Era and Style	NA
Building Materials	NA
Roofing Materials	NA
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	NA
Garages – siting, style	NA
Landscape	
Vegetation Pattern	Large pine trees and mixed native Eucalypts and wattles
Private Garden Styles	NA

Topography	NA
Views	NA
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Tree Species	Mixed specimens of Eucalyptus and Pinus
Street Tree Spacing	NA
Public Open Space – type and extent	Significant open space corridor

Township: Garfield

Precinct Town Centre

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Retail and commercial uses together with a bed and breakfast place in the old picture theatre
Predominant Use	Convenience-oriented retail and commercial uses
Lot Size	Mixture of lots ranging from 500 sq m to 1000 sq m
Degree of Change	A limited amount of new development or redevelopment of established premises.
Distinctive Features	An interesting, attractive and compact town centre along one main road. Heritage buildings. Good views to the town centre from the residential areas to the north. Separation from the residential areas by the railway line
Built Form	
Architectural Era and Style	Varied and interesting. Predominantly buildings of the 1940's and 1950's. Most buildings have verandahs with wooden posts.
Building Materials	Predominantly brick
Roofing Materials	Mixture of tile and tin
Frontages	Generally 10 to 15 metres
Front Setbacks	Zero front setbacks for shops and commercial offices fronting Nar

	Nar Goon-Longwarry Road
Side Setbacks	Zero side setbacks for shops and commercial offices fronting Nar Goon-Longwarry Road
Building Site Coverage	Predominantly 30%
Number of Storeys	Predominantly single storey except for the former picture theatre building
Landscape	
Vegetation Pattern	No trees
Topography	Undulating
Views	Good views to the centre from the north
Public Domain	
Road Easement Width	20 metres
Road Treatment	Straight asphalt road
Road Verges/Nature Strips	
Footpath Treatment	Asphalt footpath
Street Tree Species	None
Street Tree Spacing	NA
Public Open Space – type and extent	The Memorial Park opposite the shops

Township: Garfield

Precinct 1 Established Residential Areas
with medium lot sizes and older buildings.

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	Scattered residential development but contained on the outward edges of the precinct
Lot Size	600 - 2000 sq m (mostly 700-1000 sq m)
Degree of Change	Progressive development of the precinct from 1930's onwards
Distinctive Features	On a slope overlooking the areas to the south, Cross slope with a high side and low side to each street
Built Form	
Architectural Era and Style	Mixture of styles from 1930's to present day
Building Materials	Mixture of brick and weatherboard, From Mansell Court upwards, almost exclusively brick
Roofing Materials	Mixture of tin, tiles and Colorbond

Frontages	15-20 metres
Front Setbacks	7-10 metres
Side Setbacks	2-3 metres
Building Site Coverage	20 to 30%
Front Fence Treatment	Mixture of fences and no fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Well treed gardens with a mixture of native and exotic species
Private Garden Styles	Generally simple layout with shrubs trees and grass
Topography	Sloping
Views	Expansive views to the south – better views than at Bunyip
Public Domain	
Road Easement Width	15-22 metres
Road Treatment	Straight asphalt roads
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	Footpath on one side of some streets – eg, Garfield Rd; no footpath on other streets – eg, Campbell and May Court
Street Tree Species	Mixture of Red River Gums, Oak, Callistemon, and Melaleuca
Street Tree Spacing	Every 15-25 metres
Public Open Space – type and extent	Pocket park at end of May Court

Township: Garfield

Precinct 2 Established Rural Residential Areas

Railway Avenue

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Predominantly residential with church and school use
Settlement Pattern	Scattered residential development but very spacious
Lot Size	Very large - 4000 sq m to 1.5 ha
Degree of Change	
Distinctive Features	Very large lots, stately weatherboard homes with presence
Built Form	
Architectural Era and Style	Mixture of styles from 1910's onwards
Building Materials	Predominantly weatherboard and brick

Roofing Materials	Mixture of tin and tiles
Frontages	Wide – 20 - 70 metres
Front Setbacks	20 metres
Side Setbacks	3-10 metres
Building Site Coverage	1 - 10%
Front Fence Treatment	Predominantly post and wire fences or no fences
Number of Storeys	Single storey and split level
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Cleared land with some boundary planting and scattered tree groupings and mixture of native and indigenous trees
Private Garden Styles	Informal and open with a mix of native, indigenous and exotic trees
Topography	Gently sloping
Views	Good views
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Asphalt and dirt roads
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	No footpaths
Street Tree Species	Indigenous roadside trees
Street Tree Spacing	N/A
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Garfield

Precinct 3 New to recent residential estate with medium size allotments

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	Modern subdivision on small allotments
Lot Size	750 to 1000 sq m
Degree of Change	More uniform pattern of housing
Distinctive Features	Brick dwellings

Built Form	
Architectural Era and Style	Brick dwellings, single story to split level
Building Materials	Brick
Roofing Materials	Tile
Frontages	16-20 metres
Front Setbacks	7-10 metres from road edge
Side Setbacks	3 metres
Building Site Coverage	20 – 30%
Front Fence Treatment	Varying from no fences to low fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Garages are level to or to the rear of the front facade
Landscape	
Vegetation Pattern	Simple gardens with few specimen trees
Private Garden Styles	Open grass areas among the forest
Topography	Sloping
Views	Views obtained from residences both sides of the street
Public Domain	
Road Easement Width	Wide - 20 metres
Road Treatment	Sealed road
Road Verges/Nature Strips	Nature strips
Footpath Treatment	No footpaths
Street Tree Species	Very few street trees
Street Tree Spacing	NA
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Garfield

Precinct 4 New Low Density Residential Areas

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	Recent subdivision on very large allotments

Lot Size	3,500 sq m to 1 ha
Degree of Change	More uniform pattern of housing
Distinctive Features	Brick and rendered dwellings
Built Form	
Architectural Era and Style	Mixture of styles with some imitations of past eras
Building Materials	Brick
Roofing Materials	Mixture of tin and tiles
Frontages	30 metres
Front Setbacks	10 to 20 metres
Side Setbacks	3-5 metres
Building Site Coverage	2 - 5%
Front Fence Treatment	Post and wire
Number of Storeys	Single and also split level, some double story
Garages – siting, style	Garages are level to or to the rear of the front fence
Landscape	
Vegetation Pattern	Cleared land, few trees
Private Garden Styles	Recent plantings of predominately existing trees and shrubs
Topography	Sloping
Views	Views obtained from residences both sides of the street
Public Domain	
Road Easement Width	Wide - 20 metres
Road Treatment	Straight asphalt roads
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	No footpaths
Street Tree Species	No street trees
Street Tree Spacing	NA
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Garfield**Precinct 5** Established Low Density
Residential Area.

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential with a neighbourhood park and play area
Settlement Pattern	Curvilinear development
Lot Size	4000 to 5000 sq m
Degree of Change	Recent development of the precinct within the last 10 to 15 years
Distinctive Features	Large ranch style development. Feeling of spaciousness between properties
Built Form	
Architectural Era and Style	Reasonably uniform ranch style housing
Building Materials	Brick
Roofing Materials	Tiles
Frontages	Large – 20 to 30 metres
Front Setbacks	20 metres
Side Setbacks	3-5 metres
Building Site Coverage	10 - 20%
Front Fence Treatment	No fences. No side fences at the front.
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Mixture of native trees
Private Garden Styles	Mixture of exotic and native trees, importantly the grassed garden areas merge with the nature strip.
Topography	Undulating
Views	Good views
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Curvilinear asphalt roads
Road Verges/Nature Strips	Wide grass and treed nature strips which merge with front gardens.
Footpath Treatment	No footpaths
Street Tree Species	Mixture of native trees – ironbark, yellow gum
Street Tree Spacing	Every 15 metres
Public Open Space – type and extent	Pocket park at entrance to the court.

Township: Garfield

Precinct 6 Unit Development

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively unit residential development
Settlement Pattern	Last five years
Lot Size of Each Unit	350 sq m
Degree of Change	Uniform
Distinctive Features	Small fairly unobtrusive development at the court bowl of Kevis Court
Built Form	
Architectural Era and Style	Simple gable roof hip style
Building Materials	Dark coloured brick that fills in the landscape
Roofing Materials	Tile
Frontages	10-12 metres for the built form
Front Setbacks	Reasonable
Side Setbacks	Tight
Building Site Coverage	45%
Front Fence Treatment	Front brick wall with name of property and letterboxes
Number of Storeys	Predominately single storey
Garages – siting, style	
Landscape	
Vegetation Pattern	Open in the middle. Sparse vegetation along the boundaries
Private Garden Styles	
Topography	Elevated units – slope works in favour of the units residing into the hill
Views	Good views
Public Domain	
Road Easement Width	20-30 metres
Road Treatment	Asphalt
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	No footpaths
Street Tree Species	None
Street Tree Spacing	Not applicable
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Garfield

Precinct Open Space/Community
Function

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Large open recreation oval used for football and cricket
Development Pattern	NA
Lot Size	NA
Degree of Change	NA
Distinctive Features	NA
Built Form	Social Rooms
Architectural Era and Style	NA
Building Materials	NA
Roofing Materials	NA
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	NA
Garages – siting, style	NA
Landscape	
Vegetation Pattern	NA
Private Garden Styles	NA
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Tree Species	Mainly Mana gums
Tree Spacing	NA
Public Open Space – type and extent	Extensive areas of public open space

Township: Garfield

Precinct Railway Line Corridor

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Open area in a cutting
Development Pattern	Small railway station platform
Lot Size	NA
Degree of Change	Relatively unchanged
Distinctive Features	A significant barrier between the residential areas of Garfield on the one hand and the town centre and recreation reserve on the other
Built Form	
Architectural Era and Style	NA
Building Materials	NA
Roofing Materials	NA
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	NA
Garages – siting, style	NA
Landscape	
Vegetation Pattern	Partly vegetated, mainly weed growth
Private Garden Styles	NA
Topography	NA
Views	NA
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Tree Species	Mainly Mana Gums
Tree Spacing	NA
Public Open Space – type and extent	Extensive public open space corridor

Township: Bunyip

Precinct Town Centre

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Retail and commercial uses, together with two hotels, a medical centre and a veterinary clinic, hall and community shop
Predominant Use	Convenience-oriented retail and commercial uses
Lot Size	Mixture of lots ranging from 400 sq m to 700 sq m
Degree of Change	A limited amount of new development or redevelopment of established premises. Max's Corner with its tower feature is the newest building
Distinctive Features	An interesting and attractive town centre with a strong sense of community pride. Heritage buildings and Anzac Park as a centre spine in High Street. Magnificent views to the south due to the raised nature of Main Street above the railway station.
Built Form	
Architectural Era and Style	Varied and interesting. Predominantly buildings of the 1940's and 1950's. Most buildings have verandahs with wooden posts.
Building Materials	Mixture of brick and weatherboard
Roofing Materials	Mixture of tile, galvanised iron and Colorbond
Frontages	Quite wide - mixture of frontages ranging from 15 to 25 metres
Front Setbacks	Zero front setbacks for shops and commercial offices fronting main Street and High Street.
Side Setbacks	Zero side setbacks for shops and commercial offices fronting Main Street
Building Site Coverage	Predominantly 80%
Number of Storeys	Predominantly single storey
Landscape	
Vegetation Pattern	
Topography	Undulating / significant slope to the south
Views	Significant views to the Gurdies at Westernport Bay
Public Domain	
Road Easement Width	20 metres
Road Treatment	Straight and curved asphalt roads
Road Verges/Nature Strips	No nature strips
Footpath Treatment	Concrete and asphalt footpaths
Street Tree Species	Mahogany gums, water gums, cherry trees
Street Tree Spacing	Varied
Public Open Space – type and extent	The Railway Line Precinct and the ANZAC Memorial Park as a centre corridor in High Street.

Township: Bunyip

Precinct 1 Established Residential Areas
with small to very large lot sizes and
buildings from a range of eras.

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	Established residential of town or suburban character with a range of housing block sizes up to the top of the ridge at Wattletree Road
Lot Size	500 to 2000 sq m
Degree of Change	Progressive development of the precinct from 1910's onwards
Distinctive Features	Attractive and well vegetated residential precinct
Built Form	
Architectural Era and Style	Mixture of styles from Edwardian to present day
Building Materials	Mixture of weatherboard, stained weatherboard, fibro cement, and brick
Roofing Materials	Mixture of tiles and Colorbond
Frontages	15 to 20 metres
Front Setbacks	5-10 metres
Side Setbacks	1.5-3 metres
Building Site Coverage	20 - 30%
Front Fence Treatment	Mixture of fences and no fences – open air feel
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the façade line
Landscape	
Vegetation Pattern	
Private Garden Styles	More treed and landscaped gardens
Topography	Undulating, granite ridgeline
Views	Good views to the south and north
Public Domain	
Road Easement Width	20 metres
Road Treatment	Straight asphalt roads in grid pattern
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	No footpaths
Street Tree Species	Mixture of Stringybarks and Callistemon species
Street Tree Spacing	Every 15-50 metres
Public Open Space – type and extent	Catholic School grounds at the north-western part of the precinct

Township: Bunyip

Precinct 2 Established Residential Areas
with large and very large allotments.

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Predominantly residential with a medical centre and a distinctive church
Settlement Pattern	Newer quality residential development but contained on the outward edges of the precinct
Lot Size	1200 sq m to 1.5 ha
Degree of Change	Progressive development of the precinct from 1980's onwards
Distinctive Features	Very treed, much like Croydon and Kilsyth in the 1960's
Built Form	
Architectural Era and Style	Generally more modern styles
Building Materials	Weatherboard and brick
Roofing Materials	Mixture of tin and tiles
Frontages	Wide - 15 to 30 metres
Front Setbacks	5-10 metres
Side Setbacks	1.5-3 metres
Building Site Coverage	2 - 25%
Front Fence Treatment	Low fences, including post and wire or no fence
Number of Storeys	Single storey exclusively except for one double storey house
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the façade line
Landscape	
Vegetation Pattern	Very treed
Private Garden Styles	Generally treed gardens – mix of native and exotic trees and shrubs
Topography	Undulating, granite ridgeline
Views	Good views to the south and north
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Asphalt roads
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	None
Street Tree Species	Mixture of native trees
Street Tree Spacing	Clusters of trees
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Bunyip

Precinct 3 Informal low density Residential Area, very large allotments and wide frontages with modern ranch style housing.

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	More modern subdivision. Contained on the outward edges of the precinct
Lot Size	Very large lots – 2500 sq m to 2 ha
Degree of Change	More uniform pattern of housing
Distinctive Features	Higher quality of housing. Large ranch style
Built Form	
Architectural Era and Style	Large modern ranch style. Generally of high quality
Building Materials	Brick
Roofing Materials	Tile
Frontages	20-50 metres
Front Setbacks	20-40 metres from road edge
Side Setbacks	10 metres
Building Site Coverage	3 - 10%
Front Fence Treatment	An open country feel with post and wire fences
Number of Storeys	Single storey exclusively except for one two-storey house
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the façade line
Landscape	
Vegetation Pattern	Canopy of indigenous trees to road verge and a mix of canopy trees within gardens
Private Garden Styles	Open grass areas with specimen trees
Topography	Flat to gently sloping
Views	Feeling of enclosure
Public Domain	
Road Easement Width	Sealed Road
Road Treatment	Sealed road
Road Verges/Nature Strips	Wide nature strips
Footpath Treatment	No footpaths
Street Tree Species	Mixture of indigenous trees – mealy stringy bark, messmate, narrow leafed peppermint
Street Tree Spacing	NA – extensive canopy of trees
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Bunyip

Precinct 4 Established Rural Residential

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively residential
Settlement Pattern	More modern subdivision. Contained on the outward edges of the precinct
Lot Size	Very large lots – 1 ha to 3 ha
Degree of Change	More uniform pattern of housing
Distinctive Features	Higher quality of housing. Large ranch style
Built Form	
Architectural Era and Style	Large modern ranch style. Generally of high quality
Building Materials	Brick
Roofing Materials	Tile
Frontages	25-70 metres (some wider)
Front Setbacks	50 metres from road edge
Side Setbacks	10 metres
Building Site Coverage	2 - 5%
Front Fence Treatment	An open country feel with post and wire fences
Number of Storeys	Single storey exclusively except for one two-storey house
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the façade line
Landscape	
Vegetation Pattern	Predominantly cleared
Private Garden Styles	Open grass areas with specimen trees
Topography	Flat to gently to moderately sloping
Views	Views in various directions
Public Domain	
Road Easement Width	Sealed road
Road Treatment	Unsealed road
Road Verges/Nature Strips	Wide nature strips
Footpath Treatment	No footpaths
Street Tree Species	Mixture of native trees – Mealy Stringybark, Messmate, Narrow Leafed Peppermint
Street Tree Spacing	NA
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Bunyip

Precinct 5 Unit Development

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Exclusively unit residential development – clusters of 7-10 units
Settlement Pattern	New development
Lot Size of Each Unit	350- 600 sq m
Degree of Change	N/A – new development
Distinctive Features	Units
Built Form	
Architectural Era and Style	Uniform style
Building Materials	Predominantly brick
Roofing Materials	Colorbond
Frontages	Predominantly 15 metres
Front Setbacks	Shallow - 5 metres
Side Setbacks	No setback – boundary to boundary development
Building Site Coverage	55% or less
Front Fence Treatment	Medium height brick fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	
Private Garden Styles	Grass and small shrubs
Topography	Flat
Views	views
Public Domain	
Road Easement Width	16 - 20 metres
Road Treatment	Straight asphalt roads
Road Verges/Nature Strips	Wide grass nature strips
Footpath Treatment	Footpaths
Street Tree Species	Mixture of native trees – Melaleuca, Ash, Birch
Street Tree Spacing	
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Bunyip**Precinct** Light Industrial and Retail

Railway Ave & Hope St; Nar Nar Goon Rd; Bunyip Nardella Rd

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Mix of light industrial including a veterinary clinic and sheds dealing in rural supplies, tyres, motor repairs
Development Pattern	Some light industrial interspersed with older housing – eg, along Bunyip Nardella Road
Lot Size	Large lots 700 – 3500 sq m
Degree of Change	Progressive development of the precinct from 1910's onwards
Distinctive Features	Hot, dusty, uncared for look
Built Form	
Architectural Era and Style	Galvanised sheds from 1960's to present day
Building Materials	Galvanised iron
Roofing Materials	Mixture of tin and Colorbond
Frontages	15-25 metres
Front Setbacks	10-12 metres
Side Setbacks	2-3 metres
Building Site Coverage	60%
Front Fence Treatment	No front fences
Number of Storeys	Single storey exclusively
Garages – siting, style	Unobtrusive garages or car parks, generally at or behind the building line
Landscape	
Vegetation Pattern	Very spare
Private Garden Styles	None
Topography	Flat
Views	
Public Domain	
Road Easement Width	16-20 metres
Road Treatment	Straight asphalt roads
Road Verges/Nature Strips	Gravel shoulders, gravel and earth storage areas
Footpath Treatment	No footpaths
Street Tree Species	Very sparse
Street Tree Spacing	
Public Open Space – type and extent	No pocket parks or other public open space areas in this precinct

Township: Bunyip

Precinct Open Space/Community
Function

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Large open recreation oval used for football and cricket; netball courts; well lit tennis courts; equestrian area; small stands, and social rooms; CFA open training area
Development Pattern	NA
Lot Size	NA
Degree of Change	NA
Distinctive Features	Range of facilities
Built Form	Social rooms
Architectural Era and Style	NA
Building Materials	NA
Roofing Materials	NA
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	NA
Garages – siting, style	NA
Landscape	
Vegetation Pattern	Pines and swam paperbarks, mahogany gums
Private Garden Styles	NA
Topography	Flat
Views	No significant views
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Tree Species	Pines and swam paperbarks, mahogany gums
Tree Spacing	NA
Public Open Space – type and extent	Extensive areas of public open space

Township: Bunyip**Precinct Railway Line Corridor**

Character Element	Characteristics
Land Use Configuration	
Mixture of Uses	Open area – a barrier
Development Pattern	Small railway station building and car park
Lot Size	NA
Degree of Change	Relatively unchanged
Distinctive Features	A significant barrier between the upper and lower parts of the township
Built Form	NA
Architectural Era and Style	NA
Building Materials	NA
Roofing Materials	NA
Frontages	NA
Front Setbacks	NA
Side Setbacks	NA
Building Site Coverage	NA
Front Fence Treatment	NA
Number of Storeys	NA
Garages – siting, style	NA
Landscape	
Vegetation Pattern	Partly vegetated
Private Garden Styles	NA
Topography	NA
Views	NA
Public Domain	
Road Easement Width	NA
Road Treatment	NA
Road Verges/Nature Strips	NA
Footpath Treatment	NA
Street Tree Species	NA
Street Tree Spacing	NA
Public Open Space – type and extent	Extensive public open space corridor

