ALPINE SHIRE COUNCIL

NEIGHBOURHOOD CHARACTER STRATEGY

Neighbourhood Character Assessment and Design Guidelines

DRAFT FOR CONSULTATION



Mesh acknowledges the Traditional Owners of the lands on which we work, and pay our respects to Elders past, present and emerging.

mesh

Level 2, 299 Clarendon Street, South Melbourne, VIC 3205
phone. +61 3 9070 1166 **meshplanning.com.au**

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Executive Summary

The Alpine Shire Neighbourhood Character Strategy (NCS) is a proactive initiative aimed at guiding future residential development while preserving and enhancing the distinct identity and liveability of Alpine's townships.

Recognising that Alpine's natural beauty, historic streetscapes, and community fabric are integral to its appeal, the strategy provides a structured approach to balancing growth while preserving and enhancing the distinct identity and liveability of Alpine's service townships.

Through an extensive neighbourhood character assessment, the NCS identifies what defines the unique urban and rural settings of the Alpine region, including the tree-lined avenues of Bright, the foothill settings of Mount Beauty, and the rural landscapes of Porepunkah and Myrtleford. These insights form the foundation for targeted planning policies that help ensure future development remains sensitive to its surroundings while supporting housing diversity and community needs.

The strategy is structured in three sections:

Neighbourhood Character Assessment

Identifying the built form, vegetation, streetscape elements, and landscape features that contribute to each township's unique character.

Implementation Plan

Integrating policy recommendations that align with the Alpine Planning Scheme and Victoria's State Planning Policy Framework, ensuring a cohesive approach to managing growth.

Design Guidelines

Establishing clear expectations for future development, ensuring that new housing and streetscapes reflect Alpine's established character, natural environment, and local identity.

A central focus of the NCS is supporting change in a way that respects existing character while allowing for appropriate development in designated areas. In some neighbourhoods, established character will be protected and reinforced, while others will accommodate gradual transformation to provide for housing needs and evolving community expectations.

By prioritising distinctive local character and high-quality residential environments, the NCS ensures that Alpine's townships remain attractive, functional, and well-integrated with their surroundings. This strategy provides clarity and certainty for residents, developers, and planners, ensuring that future development continues to enhance the Alpine Shire's identity and long-term liveability.



Introduction

Purpose

The Alpine Neighbourhood Character Strategy (the NCS) comprises a Neighbourhood Character Assessment, Implementation Plan and Design Guidelines to support the protection and enhancement of Alpine's neighbourhood character and to guide future residential development.

The purpose of the Strategy is to:

1. Identify the existing neighbourhood character of residential areas of Alpine's four service townships.
2. Identify the valuable elements of Alpine's landscape and streetscape character.
3. Define a preferred future character for residential areas that have commonalities, identified as Neighbourhood Character Typology Areas.
4. Set Design Guidelines to provide certainty to the community and development industry of intended built form and landscape outcomes for residential development.
5. Set an Implementation Plan for neighbourhood character and support Council decision-making for future residential development.

The NCS provides an opportunity to shape and support residential development by acknowledging the existing character of Alpine's service townships, identifying preferred character outcomes and how they can be interpreted through the process of redevelopment.

While existing character can be easily recognised, defining and achieving a preferred future character is much more complex. In some locations, neighbourhood character is sought to change over time to allow for new development outcomes and diversity. In other cases, existing character is sought to be retained and enhanced. The challenge lies at the intersect of these two settings.

The goal of this document is to provide diversity to Alpine's housing offering while upholding the character values that attract residents and visitors to Alpine's four service townships.

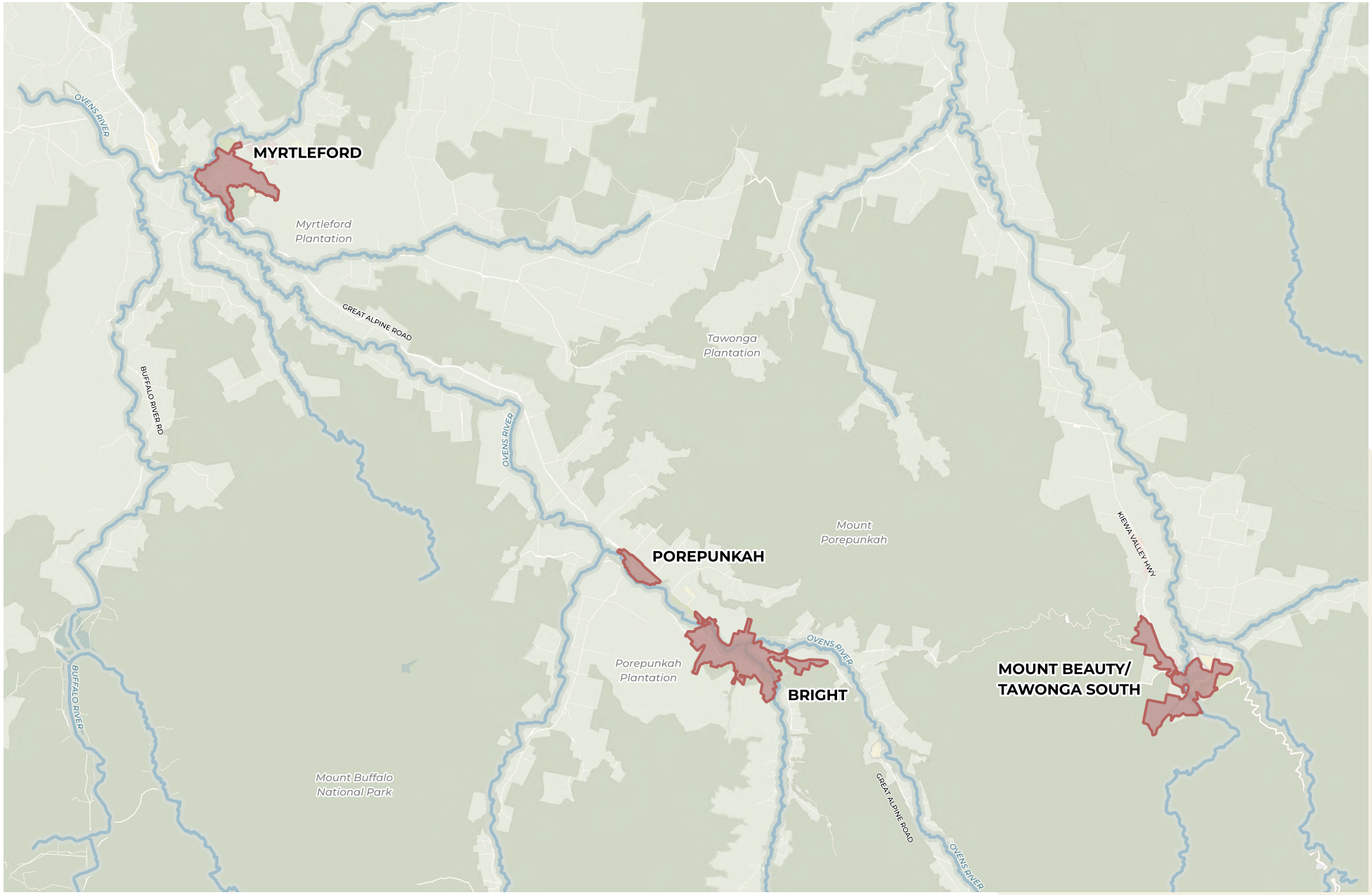
Scope and Methodology

In a location where neighbourhood character is both well-recognised and broadly celebrated, the logical approach to a character assessment of this nature begins with prioritising elements that require preservation before carefully facilitating responsive and respectful change.

The study area includes all residentially zoned land within the four Alpine service township boundaries of Bright, Myrtleford, Mount Beauty/ Tawonga South and Porepunkah, as identified within the Land Development Strategy (LDS) framework plans and some discrete, residential areas adjacent to the township boundaries.

A map of all residentially zoned land within and surrounding the service township boundaries are illustrated on the page following.

Study Area


MYRTLEFORD
Myrtleford Plantation
OVENS RIVER
GREAT ALPINE ROAD
BUFFALO RIVER RD
Tawonga Plantation
OVENS RIVER
Mount Porepunkah
POREPUNKAH
KIEWA VALLEY HWY
OVENS RIVER
Porepunkah Plantation
BRIGHT
MOUNT BEAUTY/ TAWONGA SOUTH
BUFFALO RIVER
Mount Buffalo National Park
GREAT ALPINE ROAD
OVENS RIVER

Introduction

Scope and Methodology

METHODOLOGY

The NCS follows a best-practice approach to neighbourhood character assessment which includes the review of relevant Council background documents, planning controls and policies, as well as on-site fieldwork. The NCS has been prepared in consultation with Alpine Shire Council and with reference to relevant Planning Practice Notes, including No. 43 Understanding Neighbourhood Character, No.64 Local planning for bushfire protection, No. 90 Planning for Housing and No. 91 Using the residential zones.

NEIGHBOURHOOD CHARACTER ASSESSMENT

A site visit and windshield survey of the study area was undertaken following a preliminary desktop analysis to confirm neighbourhood typologies.

This neighbourhood character assessment included surveying, identifying and mapping character typologies, defining overarching neighbourhood character typologies and describing neighbourhood character typology areas.

IMPLEMENTATION PLAN

In response to the Neighbourhood Character Assessment, an implementation plan provides an approach to integrating the NCS into the Council planning policy framework. The Implementation Plan is developed in line with other strategic implementation plans and considers the relevant Planning Practice Notes and existing technical work such as the Land Development Strategy and bushfire management assessments.

DESIGN GUIDELINES

Design Guidelines consider the specific neighbourhood character typologies of Alpine and guide preferred design outcomes based on best practice design applied to Alpine Shire. The Design Guidelines respond to overarching Alpine neighbourhood character elements of Alpine, threats to character and preferred design outcomes.



Structure of Document

Part 1

Context

Part 2A

Neighbourhood Character and Landscape Assessment

- What is Neighbourhood Character?
- Key Characteristics of Alpine
- Neighbourhood Character Typologies:
  - Avenue Oriented
  - Connector
  - Township (Established and Foothills)
  - Lifestyle (Neighbourhood and Foothills)
  - Rural Setting
  - Bushland Setting
  - Mixed Use
- Townships' Neighbourhood Character Assessment

Part 2B

Implementation Plan

- Supporting Change
- Current Zones
- Principles for Neighbourhood Character Implementation
  - Access to Amenity
  - Residential Zones under PPN90 and PPN91
  - Development Constraints
- Neighbourhood Character Typologies and Zone Recommendations

Part 3

Design Guidelines

- How to read the Design Guidelines
- Design Guidelines
  - Alpine Development Context
    - Affordable Housing
    - Bushfire
    - Environmentally Sustainable Design
  - Understanding your Site
  - Responding to Neighbourhood Character
  - Designing to Preferred Character

Part 1

CONTEXT

STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) sets out general objectives and strategies for land use and development planning in Victoria. Planning and responsible authorities must account for and give effect to both the objectives and strategies to inform specific policies in response to key issues to ensure integrated and balanced decision-making. The SPPF objectives relevant to neighbourhood character and residential design are outlined below:

Clause 11.01-1S Settlement to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 15.01-1S Urban design to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S Building design to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-3S Subdivision design to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 15.01-5S Neighbourhood character to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-6S Design for rural areas to ensure development respects valued areas of rural character.

Clause 16.01-1S Housing supply to facilitate well-located, integrated and diverse housing that meets community needs.

PURPOSE AND VISION

The Purpose and Vision of the Alpine Planning Scheme outlines the context vision, strategic directions and framework plans of Alpine Shire Council.

Clause 02.03-1 Settlement sets out the strategic directions for the settlements of Alpine Shire Council where Bright is identified as a 'large township' holding the second largest population in the Shire.

Clause 02.02-2 Environmental landscape values recognises the significant variety of landscapes across the Shire and identifies the need for protection against poorly sited development that interrupts the landscape or sight lines from key viewing points.

Clause 02.03-5 Built environment and heritage directs Alpine Shire's built environment and heritage to:

- Ensure new development responds to built and natural landscapes, high quality architectural standards to protect and improve the aesthetics and liveability of the Shire.
- Avoid development that undermines the existing character of townships and settlements.
- Promote environmentally sustainable development.



LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework (LPPF) of the Alpine Shire Planning Scheme sets out specific policies that echo the intent of the objectives and strategies of State Planning Policy and the directions of the Municipal Planning Strategy. A description of each policy relevant to the NCS is outlined below:

Clause 11.01-1L-02 Bright sets the objectives for Bright to:

- maintain and enhance the character of Bright as a vibrant tourist town in a rural setting that is:
  - > Well served by parklands and waterways surrounding the town centre.
  - > Predominantly pedestrian in scale, and;
- support development in accordance with the Bright Structure Plan that forms part of this clause.

Clause 11.01-1L-03 Myrtleford sets the objectives for Myrtleford to "maintain and enhance Myrtleford's access to a diverse range of lifestyle opportunities and quality visitor experience supported by local trade and industry and recognise the rich cultural, heritage and natural resources of the town."

Clause 11.01-1L-04 Mount Beauty / Tawonga South sets the objectives to "...maintain and enhance the significant environmental, heritage, landscape and recreational qualities of the township and protect the operations of the Mount Beauty Airport."

Clause 11.01-1L-06 Porepunkah sets the objectives to: Ensure future development within Porepunkah:

- > Leads to improved levels of infrastructure within the township.
- > Respects the town's rural look and feel, recreation and open space values.

Clause 12.05-2 Landscapes aims to protect the Shire's significant valley and alpine landscapes by minimising visual impacts landscapes, especially from major viewing areas.

Clause 15.01-1L-01 Urban Design works to limit the height of buildings to reflect the current character and urban design and to maintain rural and mountain vistas and ensure new housing development responds to:

- The scale, mass, form, roof pitch, height, materials and colour of surrounding buildings.
- Surrounding landscape features.
- Maintaining view lines from the local environs.

Clause 15.01-3L Battle-axe development provides specific guidance on the design of property access.

ZONES AND OVERLAYS

The scope of this work includes all residential areas within Alpine's service township boundaries, being properties zoned General Residential, Low Density Residential and Rural Living. With respect to overlays, Alpine townships are broadly affected by the following overlays; Bushfire Management Overlay, Heritage Overlays (both individual and precinct), Development Plan Overlay and Land Subject to Inundation Overlay.

Zoning and overlays influence neighbourhood character to varying degrees depending on the township. We note, the Bushfire Management Overlay is central to future development and preferred neighbourhood character alongside local planning policies related to bushfire planning. Development location, density, built form design, vegetation retention and landscaping outcomes are all influenced by bushfire planning.

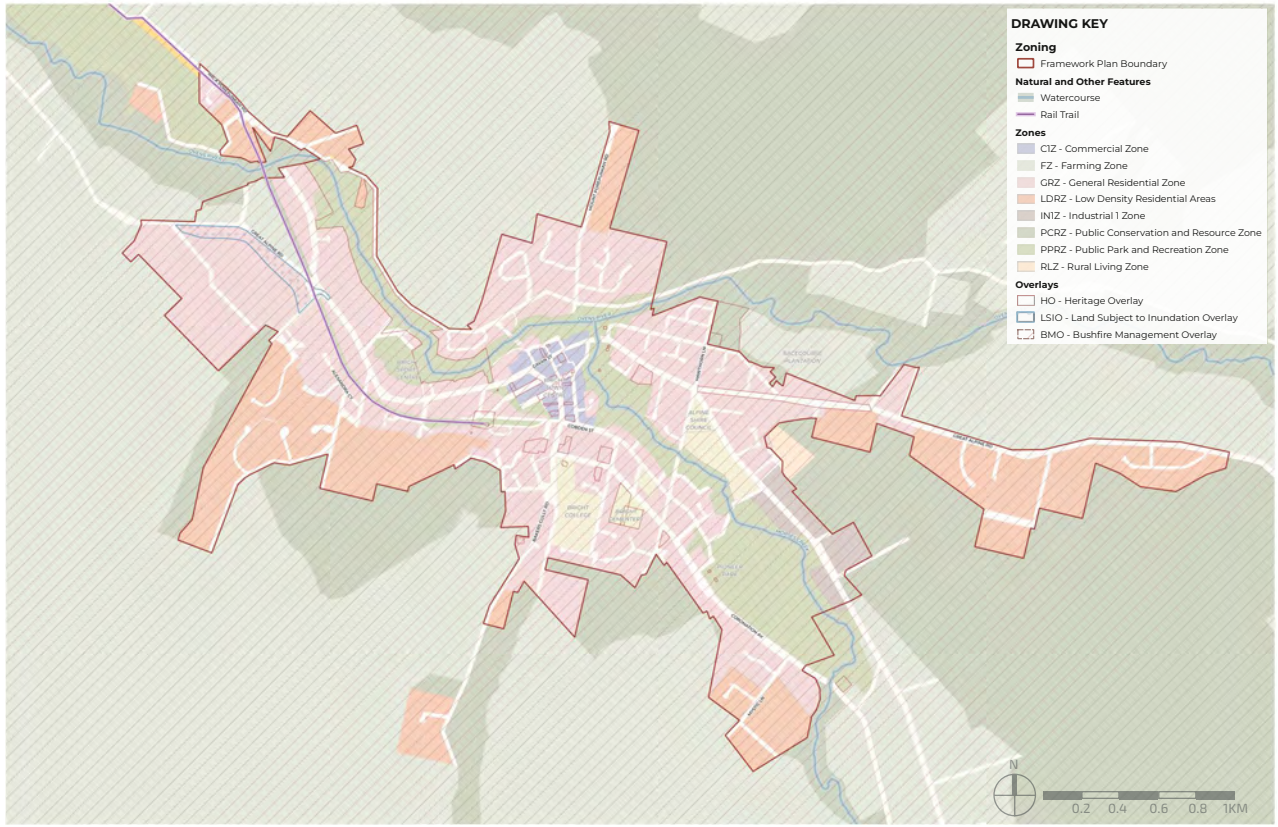
Refer to consolidated zone and overlay mapping for each township.

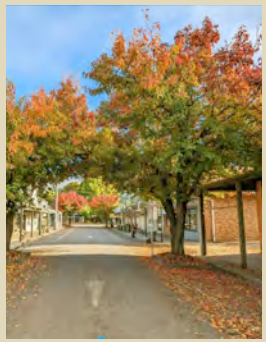
Bright

Bright township is situated within the Ovens River Basin and bisected by the Great Alpine Road, connecting Bright to Myrtleford and Wangaratta to the west and Mount Hotham and Falls Creek to the south and east. Bright has a vibrant tourist economy based on snow sports, cycling, food, wine and other nature-based recreation, as well as forestry as evident by the surrounding pine plantations in the township's immediate vicinity.

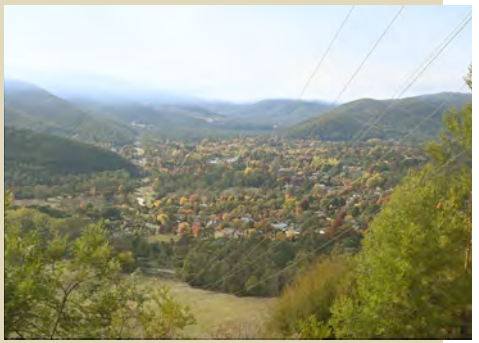
The township itself has a population of 2,482 (Census, 2021), as well as a seasonal population associated with Mount Hotham and Falls Creek Mountain resorts. As a result, there are substantial holiday houses and short-term rental accommodation within Bright, which has led to an increase in the demand for permanent housing for key workers and future residents.

Development within the township is bound by the mountainous topography and forest plantation interfaces. Housing development has been historically based around the Bright town centre and following the Great Alpine Road with majority of newer housing development located to the south of Ovens River and a smaller portion to the north.





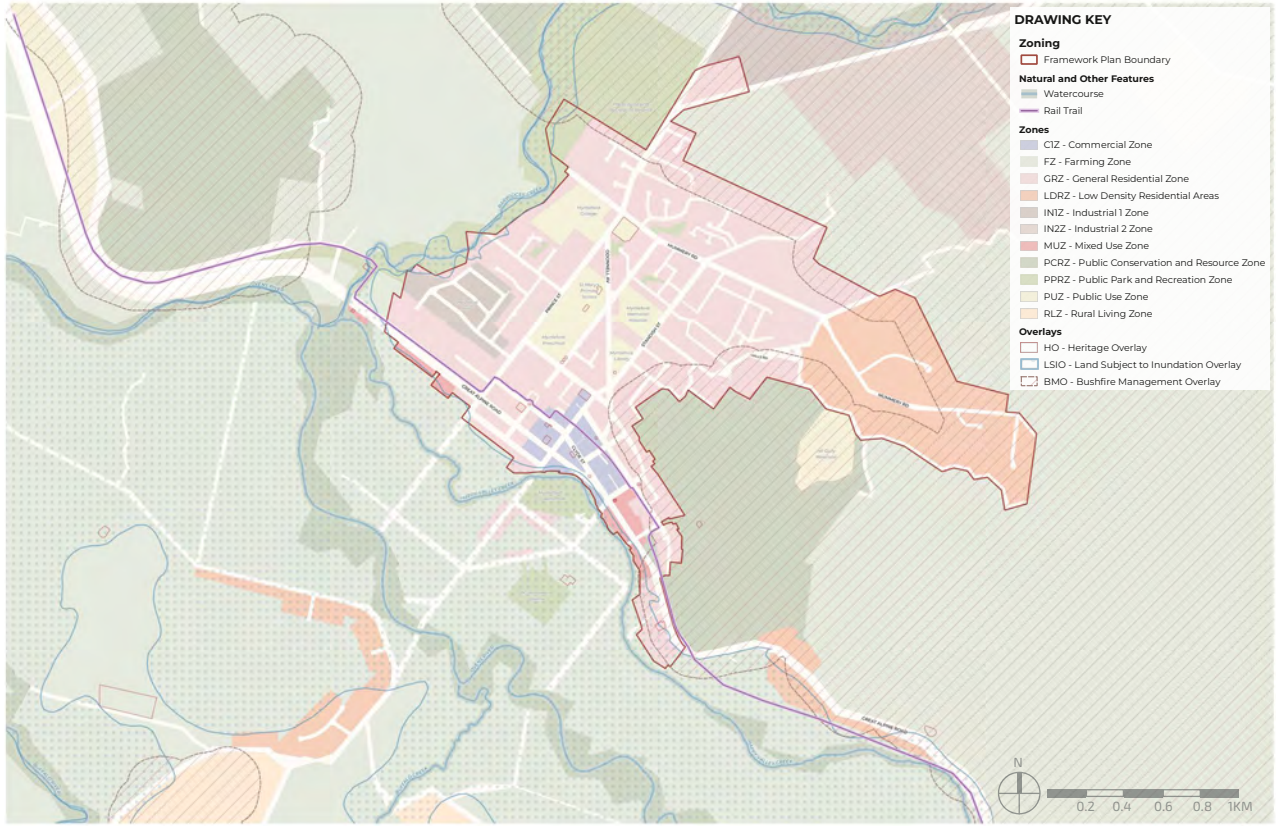




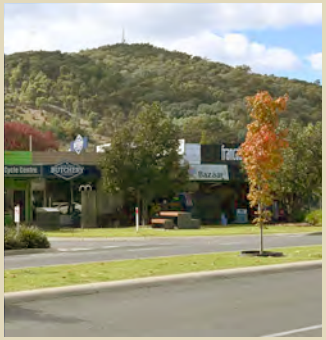
Myrtleford

Myrtleford is the largest town within the Shire accommodating around 21 per cent of the Shire's population, with a population of 3,285 (Census, 2021). The township supports the Upper Ovens Valley communities with access to goods and services, and also plays an important service role to surrounding agricultural based land uses and enterprises. The timber industry is a major industry within the Shire broadly but emerging as an opportunity for new investment for the Myrtleford community.

The Great Alpine Road is the key arterial road servicing the township. Development within the township is predominately located to the north of the Great Alpine Road with a substantial industrial area dedicated to the CHH Timber Mill to the north of township boundary. The Reform Hill State Forest is located to the east and Ovens River is located to the south of the township.









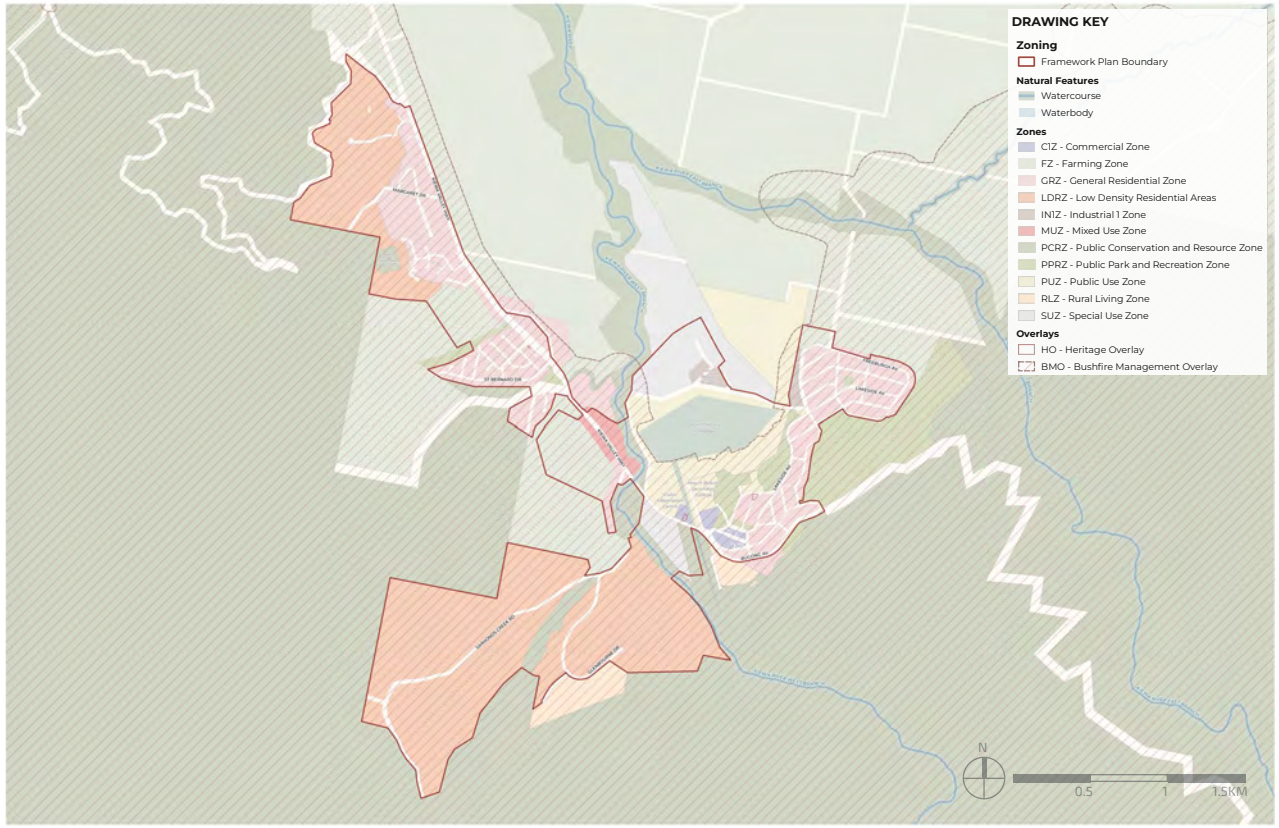


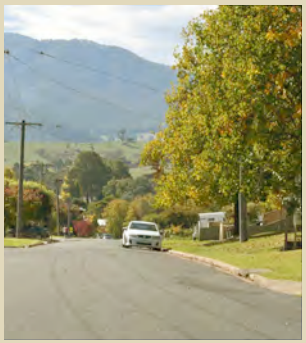


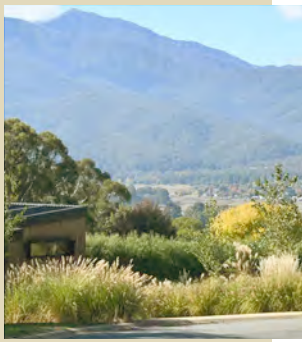
Mount Beauty + Tawonga South

Mount Beauty and Tawonga South are located 90 kilometres to the south of Albury / Wodonga. Mount Beauty and Tawonga South are distinct but are physically and economically linked and considered as a large township for planning purposes with a combined population of the townships is 2,249 (Census, 2021). The two townships support the agriculture, tourism and power generation industries of the Upper Kiewa Valley, the surrounding rural communities and the small township of Tawonga and Falls Creek Alpine Resort.

The townships are both serviced by Kiewa Valley Highway. Development within Tawonga South is predominately located to the west of the Kiewa Valley Highway, while development of Mount Beauty is located to the north-east. The residential area of Mount Beauty is more extensive than Tawonga South and the commercial township is also larger in size. The Mount Beauty Pondage is a key landmark of the township.



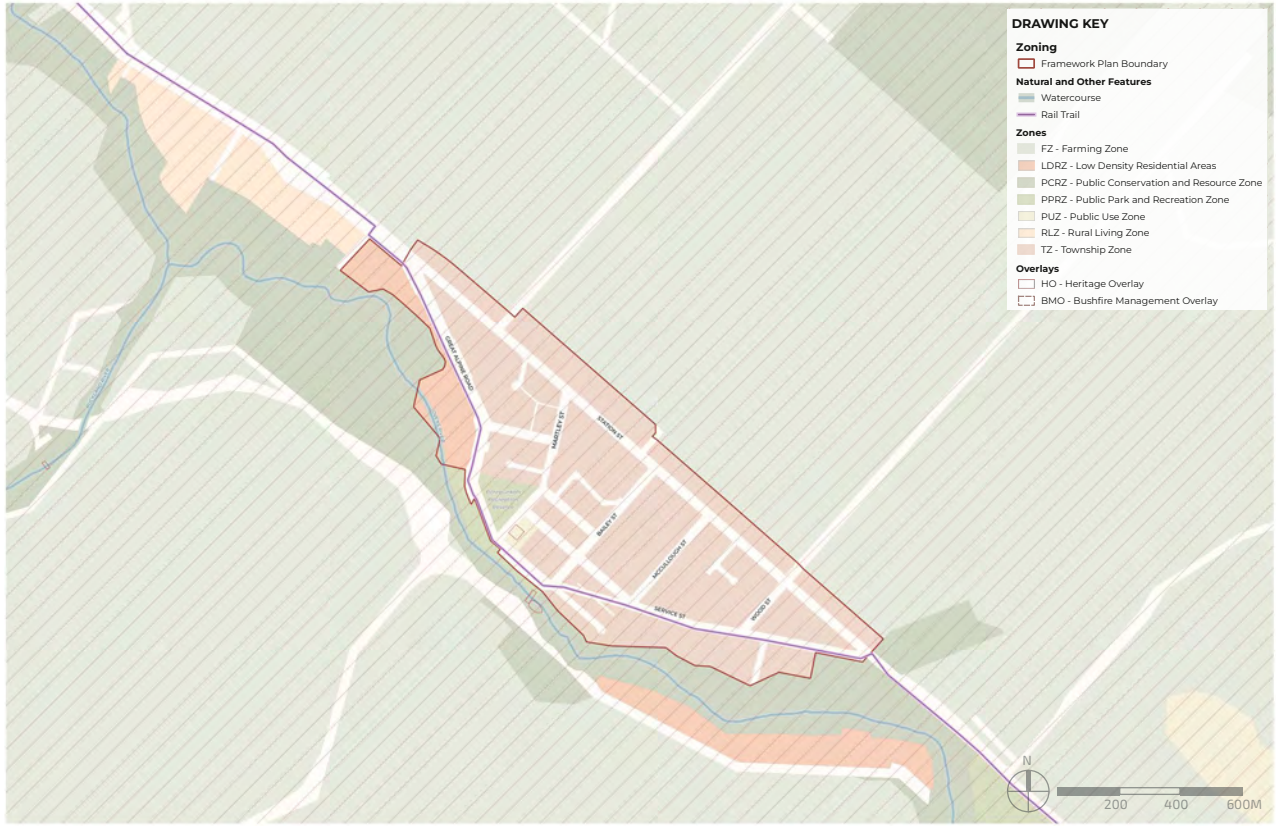



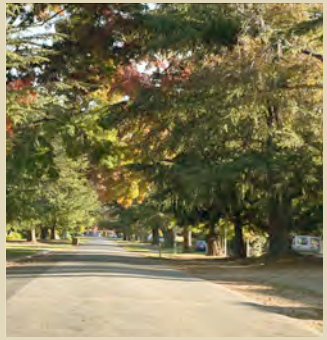



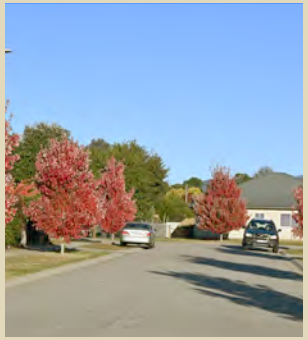
Porepunkah

Porepunkah township is relatively small compared to the other three service townships with a population of 1,024 (Census, 2021) situated 5 kilometres north-west of Bright. Porepunkah grew around the crossing place of the Ovens River and survived on mining and agriculture, as well as passing traffic. The town is more residential in nature, compared to the more tourist focused Bright. Porepunkah has a small activity centre that includes a general store and a hotel, adjacent to a recreation reserve, community hall and primary school. Minor service type industrial uses are also located in the town along Station Street.

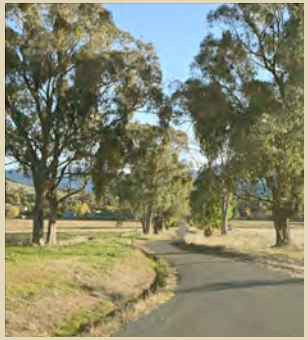
The township is serviced by the Great Alpine Road which bypasses the township to the south. Development occurs to the north of the Great Alpine Road and Ovens River. The Porepunkah township and immediate surrounds are relatively flat with farmland to the north of the township.













Part 2A

NEIGHBOURHOOD CHARACTER ASSESSMENT

What is Neighbourhood Character?

“Neighbourhood Character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.”

Planning Practice Note 43: Understanding Neighbourhood Character

Based on the PPN43 definition, a key component of neighbourhood character is understanding the relationship between attributes in the public and private domains, and how they combine to form an experience of place.

Neighbourhood character plays a key role in planning for the future built form of an area particularly when assessing the suitability of permit applications for new residential developments. It should be noted that other objectives aside from neighbourhood character will be considered in the process of assessing permit applications such as land use constraints, sustainability and housing diversity. Balancing multiple objectives to avoid and/or mitigate conflicts will be an ongoing task for planners at all levels.

Neighbourhood Character Influences

Neighbourhood character influences can be simply placed into two categories: private realm and public realm.

The private realm, in a residential context, is the space occupied by residents, defined by the boundaries of a lot; the dwelling, vehicle storage and private open space. Changes in the private realm including dwelling density or diversity can influence neighbourhood character when considering architectural style, building form, setbacks to street, frontage landscaping and lot pattern amongst other elements.

The public realm is defined as the spaces available for everyone to use and enjoy such as streets and parks. Delivering and managing public spaces tends to be the responsibility of Council and other government bodies as well as developers in new development areas. The design, management and maintenance of the public realm have a significant influence on neighbourhood character.

Neighbourhood Character Elements

The following Key Elements highlight consistencies of neighbourhood character across the service townships of Alpine. The following key neighbourhood character elements were considered in defining neighbourhood character, identifying threats and opportunities, and setting preferred future character objectives.

Landscape — Built Form

VEGETATION

Vegetation is a critical feature to the visual experience and enjoyment of character and informs the relationship between the public and private realm. The vegetation type, scale, siting and location across the public and private realm influences neighbourhood character.

TOPOGRAPHY

Foundational element defining the physical environment of a place and a driver of built form response. Whether an area is steep, sloping, undulating or flat will influence the street configuration, lot size, siting, site coverage and building massing.

VIEWS

Views and sightlines from within the public and private realms can define the visual connection to place and surrounds, including landscape and topography, and can influence street configuration, siting of buildings as well as built form height and massing

SUBDIVISION PATTERN

Defined by the lot size and form. Contributes to the perception of density and scale of built form. The pattern of subdivision has an influence on the siting and site coverage of built form, landscaping opportunities and frequencies of crossovers.

STREETSCAPE

Carriageway, footpath, kerb, verge and vehicle access defines the streetscape in a neighbourhood character context. A streetscape length, width, configuration, style (informal/formal) and boundary interfaces (dwelling siting, setbacks, landscaping, and fencing) informs the experience of a streetscape and can establish a sense of openness or enclosure.

BUILT FORM

Located within the private realm and includes site coverage, siting, building typology (detached, dual occupancy, etc.), building height, scale, quality, architectural style, roof form, materiality, colour scheme and vehicle parking and storage. Built form influences streetscape rhythm, public and private realm delineation.

AMENITY

Amenity such as overlooking, solar access and noise, does not determine the distinctive elements of place that establish neighbourhood character and is accordingly excluded from this assessment

HERITAGE

Involves the recognition and protection of significant places and has been considered at a high level in this neighbourhood character assessment. Whilst heritage can contribute to neighbourhood character it does not define it in the Alpine context .

Key Characteristics of Alpine





TOPOGRAPHY

Alpine falls into two distinct subregions the Ovens River Basin, which includes Bright, Porepunkah and Myrtleford, and the Kiewa River Basin including Mount Beauty / Tawonga South.

The service townships of Alpine, being located within these two basins are enclosed by the undulating foothills of the Victorian Alps. It is the relationship between the flat terrain following the Ovens River and Kiewa River and the surrounding mountain ranges that define Alpine's townships, its landscape and development.

Porepunkah has the flattest topographical context, located in the most open area of the Ovens River Valley Basin. Settlement is centralised on Ovens River with farmland on the fringes. Development in Bright and Myrtleford has also paralleled the banks of the Ovens River and over time extended upwards into the valley's contours defining sweeping street configurations, ascending lot forms and split built form massing with significant vantages of the Alpine region.

The settlements of Mount Beauty and Tawonga South are split by the Kiewa River. Development in Tawonga South is located closer to the valley foothills and has a more sloping topography than Mount Beauty where majority of development is located within flat terrain around the Mount Beauty pondage.

AVENUE OF TREES

The entrance into Bright best captures this characteristic of Alpine through tall mature street trees forming continuous canopies overhead leading into the township. These tree-lined avenues are the first and last sights when travelling through Alpine and are defining features of the townships.

The Great Alpine Road is a principal boulevard with large, mature, regularly planted trees with widespread canopies that create a sense of grandeur. Maples, oaks and elms line the entrances into Myrtleford and Bright. Alternating planting of chestnut and pine tree species boarder the exit of Bright towards the Alpine mountain region.

Secondary avenue streets, including Station Street (Porepunkah), Prince Street and Standish Street (Myrtleford), Cobden Street and Backers Gully Road (Bright) exhibit tunnelling of tree canopies of a more intimate scale. This interplay between grandeur and intimate space fostered by street tree planting is a driving characteristic of Alpine that requires protection.





VIEWS

The mountain ranges surrounding both Ovens River Basin and Kiewa River Basin are a prominent feature of Alpine. Incidental views across all townships from key tourist gateways and within the residential hinterland on low-lying land are views framed and filtered by mature tree canopies and vegetation.

Long views of the surrounding mountains are taken from higher elevations within the foothills of residential areas of Bright, Myrtleford and Mount Beauty / Tawonga South. On streetscapes that follow the landscape contour, views are captured between dwellings, aided by large lots and generous side setbacks. Where streetscapes run across the contour, wide views at the high point of streets provide panoramic aspects of the townships and broader valley landscape surrounds.

VEGETATION AND LANDSCAPE ELEMENTS

Vegetation is a predominant feature of the landscape across the Ovens River and Kiewa River valleys. Areas of cleared open spaces and farmlands surround the settlement areas of Mount Beauty / Tawonga South, Myrtleford and Porepunkah. The vegetated valleys are punctured by roof lines and bound by a patchwork of the pine forests and native bushland in surrounding mountain ranges.

Presence of vegetation within the Alpine service townships is aided by substantial tree planting in public and private realm, a large mix of both exotic and native vegetation, as well as a dynamic foliage cycle that shifts in canopy cover and colour. Seasonality is a key feature of Alpine that drives its unique character as seen from its surrounding high points, and within its prominent tree-lined avenues and residences within garden settings.

The vegetated landscape of Alpine reinforces a ‘sense of reveal’ through an interplay of openness and enclosure, of irregular and regular mature street trees, permeable fencing and highly vegetated gardens and dwelling curtilage.

Key Characteristics of Alpine





STREETSCAPE ELEMENTS

The streetscapes of Alpine create a sense of reveal through open avenues with mature and tunnelling tree canopies, and intimate, meandering courts.

The 'key routes' of Alpine, include the higher order streets of Great Alpine Road in Bright, Porepunkah and Myrtleford and Kiewa Valley Highway for Mount Beauty / Tawonga. These principal streets of Alpine are physically wider and longer, with consistent street tree planting creating the formal boulevard character from the township gateways into the centre. The supporting collector streets that branch from these two key routes have similar characteristics however, some with fewer mature street trees.

The broader residential street network across Bright, Myrtleford and Mount Beauty / Tawonga South are characterised by short streets and cul-de-sacs that are organic in form. These winding streets reveal the sides and corners of houses, coupled with irregular footpath patterns, creating an informal character. Generous public landscaping is provided through atypical street geometries with excess verge outstands and generously sized court bowls, in some cases populated with teardrop shaped medians with feature trees.

SUBDIVISION PATTERN

Residential subdivision pattern in Alpine responds to the undulating topography with smaller lots located within the valley around the river banks, around the town centre and along collector roads. These lots present as a finer grain as they address the principal streets as they draw towards the centre of town. Larger lots sizes are located on the township's outskirts at the interfaces with farmland, forest and bushland areas absorbing the contours of the surrounding foothills.

Land parcels generally present as a mix of single lots with direct frontages to streets and consolidated sites with secondary street access points. As such, the residential areas of Alpine are characterised as low density on balance with lots of varied orientation, size and form as influenced by the topography and organic, meandering street forms.



BUILT FORM

Built form presence within Alpine is predominated by the natural environment where the siting of dwellings and site coverage is sensitive to its context. A sense of community character is established through the loosely scattered houses in intimate streets, informal property boundaries, undefined front gardens and limited front fencing.

There is a clear delineation between the old and new built forms seen in Alpine through architectural form. More contemporary architectural styles of ranch-style, farmhouses are seen in new residential development. Older dwellings are more suburban with alpine cottages and ranch-style dwellings scattered throughout.

Detached dwellings between one and two storeys dominate the housing stock, offering a low-density character that reinforces intimacy of scale throughout the Alpine residential hinterland. While there is an eclectic mix of architectural styles throughout the townships, there is consistency across architectural elements including hipped roofs, return verandas and extended awnings. A restrained application of brick, timber, stone with limited glazing provides harmony between the architecture and natural environment.



Threats to Character

Threats to character can be defined as elements that undermine the amenity, visual function or rhythm of an area. In the context of Alpine, there are some known development features that threat the key characteristics of the region, including:

- Removal and loss of large trees within the public and private realm, particularly where the street is recognised for its avenue of trees,
- Built form that is unsympathetic to the natural landscape features of the site, including stacked built form or extensive benching that is not considerate to topography or lot scale,
- Built form that dominates the natural landscape elements of the streetscape and private realm,
- Boundary to boundary development that disrupts the rhythm of the street and limits views to landscape between dwellings,
- Absences of landscaping or vegetation within the private realm, including a lack of front yard vegetation and canopy tree planting,
- Front fencing that takes away from the sense of openness from the street, including high, solid front fences that present a strong delineation between the public and private realm,
- Vehicle storage structures that dominate the dwelling and have heavy presence in the context of the street,
- Architectural features and materiality that are at odds with the prevailing domestic style of built form including highly prominent flat-form or curved roofs, sheer walls or plain rendered facades, high levels of glazing.

These threats to character should be mitigated against when responding to Neighbourhood Character.



Neighbourhood Character Typologies

Overview

Character typologies are the identifiable areas that hold unique neighbourhood character elements. Typologies are defined through similar characteristics development, built form, natural features, architecture, street pattern and landscape, amongst other elements.

Identifying the valuable qualities of each character type and establishing objectives to protect and enhance these qualities is what will ensure the preservation of neighbourhood character over time will allow for sensitive renewal and development in appropriate locations.

Eight neighbourhood character typologies were identified across the service townships of Alpine. Each typology is described with a Neighbourhood Character Statement, Key Characteristics, Threats to Character and Preferred Character Statement.

- Avenue Oriented
- Connector
- Township - Established
- Township - Foothills
- Lifestyle - Neighbourhood
- Lifestyle - Foothills
- Rural Setting
- Bushland Setting
- Mixed Use



Avenue Oriented

Neighbourhood Character Statement

The ‘Avenue Oriented’ character typology contains the celebrated streetscapes located along Great Alpine Road and other key streets, usually leading to Town Centres. These tree-lined avenues of large, mature, evergreen and deciduous trees form the key gateways and tourist routes into and out of town. While generally flat in topography, filtered views to the mountainous surrounds reinforce a visual connection to the alpine locale.

This character typology comprises a large concentration of tourist accommodation in the form of cottages, lodges and villa-units. Dwellings present as single frontages to the street with regular spacing between through side setbacks or central driveways between multi-units resulting in consistent streetscape rhythm. Built form reads secondary to the tree canopies of these avenues, softened by the generous verge widths and substantial front setbacks allowing for landscape planting within private titles.

Despite varying building styles, housing is generally detached and 1 or 2 storeys in height and constructed from masonry or weatherboard materials with pitched or sloping roofs. While a portion of rear gardens have been developed with secondary buildings or villa units, many feature mature vegetation that contribute to the landscaped setting of the area.



These avenues formed by large, mature, evergreen and deciduous trees form the key gateways and tourist routes into and out of the township.

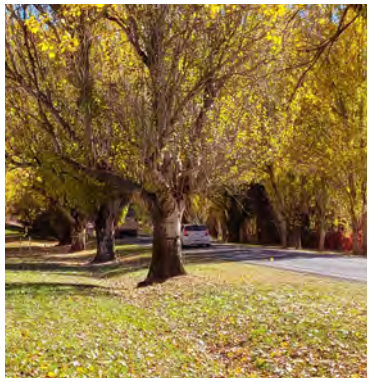
EXAMPLE OF BRIGHT’S TREE LINED AVENUES

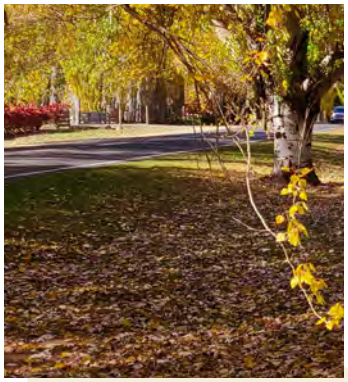
Key Characteristics

FEATURE	DESCRIPTION
Topography	Flat
Road Layout Pattern and Type	Generally wide, curvilinear roads and streets, between 15m and 30m in width, with both formal footpaths and informal desire paths. A mix of kerb and channel and swale drainage.
Lot Sizes	Highly varied lot sizes, between 300sqm and 5000sqm
Landscaping *Public* *Street planting, planting density and type*	Frequent planting of mature street trees, forming tree-lined avenue including Cypress cedar, oak, maple.
Landscaping *Private* *Garden frontage, planting density and type*	Well-maintained and manicured ornamental gardens, modest plantings. Variety of plant types.
Crossover and access arrangements	Single width driveways, a mix of sealed and unsealed access. Generally informal in appearance.
Fencing *Height, materials, finish, transparency*	Fencing absent, hedging or low fencing transparent in appearance including metal rod, mesh, timbre paling or picket fencing.
Building Site Coverage *Siting front and side setbacks*	Varying site coverage. Front setbacks between 7m for smaller lots and 17m for larger lots. Buildings generally located centrally on the lot; multi-unit dwellings arranged in tandem.
Building Type	Generally single detached dwelling typology and villa units. Predominately holiday and short-stay accommodation.
Building Height	Single and double storey building height.
Building Quality	Well-maintained buildings of original fabric and some recent builds.
Architecture Style *Era, materials, colour, roof style*	Varied architecture styles from a variety of eras, including post-war brick veneer and weatherboard homes, Victorian cottages and modern villa units. Pitched and sloped roof styles.
Car parking and storage	A mix of car ports and enclosed garages located to the side and rear of dwellings.











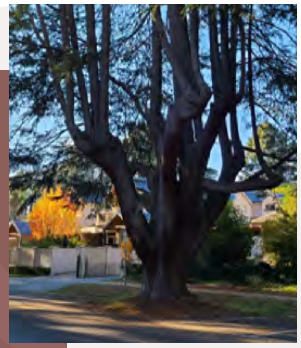
Avenue Oriented

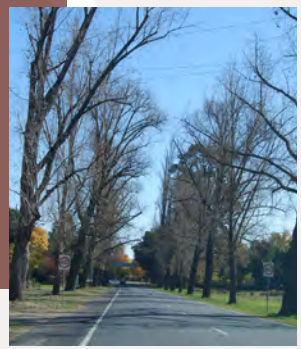
Threats to Character

- New development that dominates the streetscape with short front setbacks
- Boundary to boundary development that disrupts the rhythm of the street.
- Lack of landscaping / vegetation within private realm.
- Highly dominant and formalised vehicle access arrangements.
- High and solid front fences that delineate the public and private realm landscaping condition.
- Car parking structures in front setbacks that dominate the dwelling.
- Removal / loss of large trees within the private and public realm.

Supporting Change

Avenue Oriented typology areas have minimal capacity for change within Alpine. These areas are generally zoned to accommodate single detached and dual occupancy development with occasional multi-dwelling development. While these properties are within a walkable distance to the town centre, they are located along the significant gateways and key routes avenues of Alpine so managing visual bulk and protecting canopy trees within properties and the street scape is vital.





Preferred Character Statement

Preserve tree-lined avenues as prominent features of significant gateways and key routes, maintain the detached built form character within a landscaped setting and occasional view lines to mountainous surrounds

This will be achieved by:

+ Encouraging the retention of large trees and landscaped gardens in the private realm and ensuring sufficient space is allowed in front and rear gardens to accommodate large canopy trees,
+ Protecting, enhancing or replacing significant trees that contribute to the avenue, particularly where there are potential development impacts,
+ Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing streetscape rhythm,
+ Supporting new development that respects the predominant building scale, form and detached rhythm of the streetscape and supported by generous frontage setbacks with substantial landscaping,
+ Alpine architectural styles that reinforce the role of key alpine tourist routes, e.g., cottage, chalet, cabin or lodge-style,
+ Ensuring car parking structures do not dominate the streetscape,
+ Maximising soft landscaping and minimising areas of hard surfaces within property frontages,
+ Encouraging low and open style front fences, and
+ Ensuring building materials are domestic in appearance (timbre, brick, weatherboard, stone) and of a neutral colour palette to respond to the landscaped surrounds.

Avenue Oriented



Connector

Neighbourhood Character Statement

The ‘Connector’ character typology includes the areas along key roads that play a major role in the township’s street network. This includes roads that act as gateways in and out of town, such as the Great Alpine Rd and Kiewa Valley Highway, and other key streets leading into the Town Centres. These areas are defined by wide road reserves and street verges with irregular or immature planting and considerable front setbacks to provide a sense of openness. Planting of medium-size street trees, with a mixture of native and exotic species, and generous ornamental planting of front yards contribute to the character of these areas.

Single-storey post-war brick and weatherboard dwellings predominate this area, interspersed with tourist accommodation and dwellings of more modern architectural style. Car-parking is commonly provided as garages or carports to the side of the dwellings, accessed through long formal driveways. Roof forms are pitched with tiles or corrugated sheets. Front setbacks allow for gardens and mature tree planting; typically, these spaces are not fenced.



EXAMPLE OF MYRTLEFORD CONNECTOR STREETS

Includes areas along key roads that play a major role in the township’s street network, including roads that act as gateways in and out of town.

Key Characteristics

FEATURE	DESCRIPTION
Topography	Flat
Road Layout Pattern and Type	Generally wide roads and streets, between 15m and 30m in width, with both formal footpaths and informal desire paths. A mix of kerb and channel and swale drainage.
Lot Sizes	Highly varied lot sizes, between 300sqm and 5000sqm
Landscaping *Public* *Street planting, planting density and type*	Large verge width with irregular planting of medium and mature street trees. Mostly exotic trees such as maple and cypress with some scattered native species.
Landscaping *Private* *Garden frontage, planting density and type*	Well-maintained front garden, either grassed or with modest ornamental planting. Variety of plant types.
Crossover and access arrangements	Single width driveways, a mix of sealed and unsealed access. Generally formal in appearance.
Fencing *Height, materials, finish, transparency*	Fencing is generally absent. Some examples of low fences including brick, metal, timbre paling or picket fencing.
Building Site Coverage *Siting front and side setbacks*	Varying site coverage. Front setbacks between 7m for smaller lots and 17m for larger lots. Buildings generally located centrally on the lot.
Building Type	Predominately single detached dwelling typology, with some examples of short-stay accommodation.
Building Height	Predominately single storey building height with interspersed double storey dwellings.
Building Quality	Well-maintained buildings of original fabric and some recent builds.
Architecture Style *Era, materials, colour, roof style*	Mostly post-war brick veneer and weatherboard homes of neutral colour schemes, with scattered examples of contemporary-traditional style dwellings. Pitched and sloped roof styles. Neutral colour palettes.
Car parking and storage	A mix of car ports and enclosed garages located to the side of dwellings.









Connector

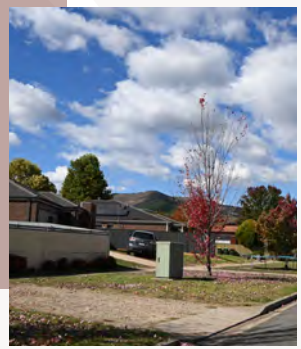
Threats to Character

- New development that dominates the streetscape with short front setbacks
- Boundary to boundary development that disrupts the rhythm of the street
- Lack of landscaping / vegetation within private realm
- Highly dominant and formalised vehicle access arrangements
- High and solid front fences that delineate the public and private realm landscaping condition
- Car parking structures in front setbacks that dominate the dwelling
- Removal / loss of large trees within the private and public realm

Supporting Change

Connector typology areas have incremental capacity for change within Alpine. These areas are generally zoned to accommodate dual occupancy and multi-dwelling developments. These properties are within a walkable distance to the town centre, located along wide, key routes of Alpine so managing visual bulk and protecting canopy trees within properties and the streetscape is vital, as well as maintaining view lines to surrounding mountainous landscape.





Preferred Character Statement

Preserve open character of connector streets as key routes to town centres and gateways to adjoining townships, support clear view lines to mountainous surrounds and encourage diversity in built form character set within a landscaped setting.

This will be achieved by:

+ Encouraging the retention of large trees and landscaped gardens in the private realm and ensuring sufficient space is allowed in front and rear gardens to accommodate large canopy trees,
+ Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing streetscape rhythm,
+ Encouraging single, consolidated driveway arrangements for all developments including multi-dwelling developments to support continuous street verges and street tree planting,
+ Encourage dwellings of multi-dwelling developments to be designed with recessed upper levels and meaningful separation between dwellings,
+ Support contemporary architectural styles as well as Alpine architectural styles that reinforce the role of key alpine tourist routes, e.g., cottage, chalet, cabin or lodge-style,
+ Avoid boxy architectural styles with flat form rooflines that dominate the landscape,
+ Ensuring car parking structures do not dominate the streetscape and, where possible, located to obscure to car parking structures from the street,
+ Maximising soft landscaping and minimising areas of hard surfaces within property frontages,
+ Encouraging low and open style front fences, and
+ Ensuring building materials are domestic in appearance (timbre, brick, weatherboard, stone) and of a neutral colour palette to respond to the landscaped surrounds.

Connector

Township - Established

Neighbourhood Character Statement

The ‘Township - Established’ areas are located around town centres and adjoining areas that front significant avenues. These areas feature an intimate and walkable suburban character with an openness afforded to a detached and spacious streetscape rhythm. Street trees appear in variety of species and tend to be smaller than the mature trees in other areas of the township. However, along with other mature vegetation within front gardens, they contribute to the amenity of the area.

The street network is defined by narrow meandering streets that branch into short cul-de-sacs terminated by court bowls.

Dwellings have offset orientations to the street and are predominately single storey post-war brick and weatherboard dwellings interspersed with an occasional two-storey dwelling of more modern architectural style. While dwellings are generally detached, car parking structures are often built to the boundary on one side. Roof forms are pitched with tiles or corrugated sheeting. Front setbacks are short offering modest front gardens, typically without front fencing, reinforcing a garden-setting landscape character that defines its communal amenity quality.

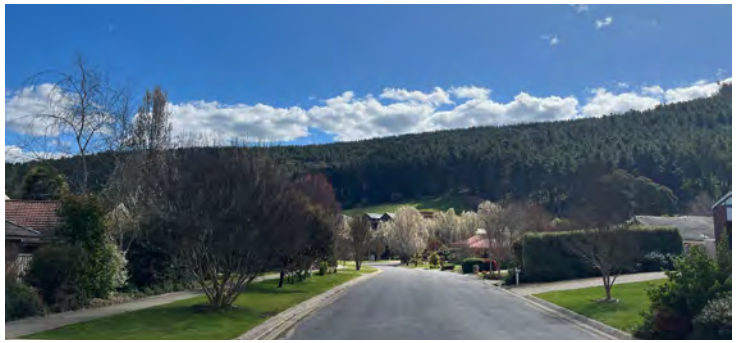


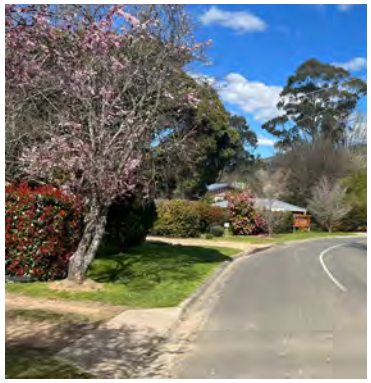
These areas feature an intimate and walkable suburban character with a sense of openness afforded to a detached and spacious streetscape rhythm.

EXAMPLES OF AREAS LOCATED AROUND BRIGHT'S TOWN CENTRE

Key Characteristics

FEATURE	DESCRIPTION
Topography	Flat
Road Layout Pattern and Type	Narrow, curvilinear streets approximately 15m in width many terminated by court bowls. Where formal footpaths are present, located on a single side of the street. Kerb and channel drainage.
Lot Sizes	Lot sizes, between 300sqm and 800sqm.
Landscaping *Public* *Street planting, planting density and type*	Infrequent planting of small to medium street trees. A large variety of exotic species with few native trees and shrubs.
Landscaping *Private* *Garden frontage, planting density and type*	Well-maintained and manicured ornamental gardens that are modestly planted with a variety of plant types.
Crossover and access arrangements	Single width, formalised driveways.
Fencing *Height, materials, finish, transparency*	Fencing is generally absent. Some examples of low fences including brick, metal, timbre paling or picket fencing.
Building Site Coverage *Siting front and side setbacks*	Modest front setbacks, between 5m and 9m and minimum side setbacks between 0 to 1m on one side. Buildings are generally located to the front of the lot.
Building Type	Predominately single detached dwelling typology, with some examples of dual occupancy.
Building Height	Predominately single storey building height with interspersed double storey dwellings.
Building Quality	Well-maintained buildings of original fabric and some recent infill development. Examples exist of outdated dwellings that have deteriorated.
Architecture Style *Era, materials, colour, roof style*	Post-war brick veneer and weatherboard homes of neutral colour schemes. Pitched roof styles. Neutral colour palettes.
Car parking and storage	A mix of car ports and enclosed garages located to the side and rear of dwellings.







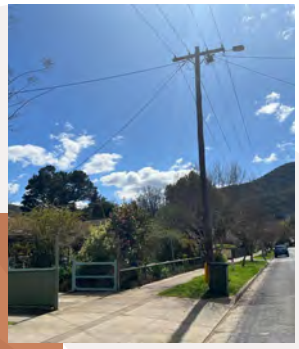


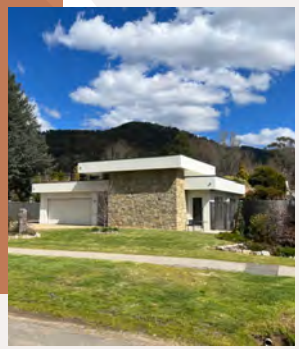
Township - Established

Threats to Character

- New houses that dominate the streetscape,
- Boundary to boundary development that disrupts the rhythm of the street,
- Unsympathetic or dominant dwelling extensions,
- Lack of landscaping / vegetation within private realm,
- Front fences, particularly fence styles that take away from the sense of openness from the street,
- Car parking structures that obscure views to the dwelling,
- Removal / loss of large trees within the private and public realm; and
- Modern architectural features and materiality that are at odds with the prevailing built form.







Supporting Change

Township - Established Character Type has the incremental capacity for change within Alpine being within the more established residential areas, within a walkable distance to the town centre. These areas can accommodate some multi-dwelling development in appropriate locations and on consolidated lots, particularly where existing mature vegetation is retained and meaningful areas for canopy tree planting is provided.

Preferred Character Statement

Maintain the detached, low-scale character of the precinct and enhance the area's landscape and garden setting.

This will be achieved by:

+ Retaining the existing streetscape rhythm through consistent side and rear setbacks,
+ Encouraging offset orientations of new dwelling frontages to encourage an organic quality to the interface with the street,
+ Ensuring sufficient space is retained around buildings to accommodate landscaping,
+ Ensuring new developments and additions, respect the predominant scale and form of buildings within the streetscape,
+ Ensuring car parking structures do not dominate the streetscape,
+ Contemporary architectural styles respect the detached, domestic nature of built form,
+ Encouraging no or low, open-style front fences,
+ Ensuring building materials are domestic in appearance (timbre, brick, weatherboard, stone) and of a neutral colour palette to respond to the landscaped surrounds, and
+ Increasing landscaping within the public and private realm encouraging a variety of native plantings and retention of exotic species where appropriate.

Township - Established

Township - Foothills

Neighbourhood Character Statement

The 'Township – Foothills' character is part of the original or established residential development of the township, located on slightly sloped terrain, at the threshold between residential areas and the forested hillside. These areas feature a suburban character with an openness afforded by infrequent street tree planting and frequent long-range views. Street trees read as secondary to the planting in the private realm, as densely vegetated front yards with a bush style are often supported by the terrain.

The street network is characterised by narrow meandering streets, following undulating topography and branching into cul-de-sacs terminated by court bowls.

A degree of asymmetry is experienced within streetscapes with buildings located down slope on one side of the street as compared with the opposite side, varying the visibility of built form. Dwellings are often single storey post-war brick and weatherboard dwellings interspersed with occasional modern, stepped built form arrangements of two-storey dwellings. Car-parking is provided as carports or garages to the side of the dwelling, accessed by driveways which length varies according to the terrain. Front fencing is often absent with landscaping acting as a boundary, reinforcing the transitional character towards forested landscapes.



Part of the original or established residential development of the township, located on slightly sloped terrain.

EXAMPLE OF AREAS IN THE OUTSKIRTS OF MYRTLEFORD

Key Characteristics

FEATURE	DESCRIPTION
Topography	Gentle to medium slope.
Road Layout Pattern and Type	Narrow, curvilinear streets approximately 15m in width many terminated by court bowls. Formal footpaths are mostly absent, but when present, located on a single side of the street. Mostly kerb and channel drainage.
Lot Sizes	Consistent lot sizes, between 300sqm and 800sqm.
Landscaping *Public* *Street planting, planting density and type*	Infrequent planting of small to medium street trees. Verges are grassed and planted with a variety of exotic species with few native trees and shrubs.
Landscaping *Private* *Garden frontage, planting density and type*	Depending on proximity to forest and slope, examples of heavily vegetated front yards with an informal bush-style can be found, as well as traditional ornamental gardens, modestly planted with a variety of plant types.
Crossover and access arrangements	Formal driveways, long and steep on uphill side and shorter in length on low side.
Fencing *Height, materials, finish, transparency*	Fencing is generally absent. Some examples of low fences including brick, metal, timbre paling or picket fencing.
Building Site Coverage *Siting front and side setbacks*	Modest front setbacks, between 5m and 9m and minimum side setbacks between 0 to 1m on one side. Buildings are generally located to the front of the lot, but this may vary according to the terrain.
Building Type	Detached dwellings.
Building Height	Single and double storey building height.
Building Quality	Well-maintained buildings of original fabric and some recent builds. Examples exist of outdated dwellings that have deteriorated.
Architecture Style *Era, materials, colour, roof style*	Post-war brick veneer and weatherboard homes Pitched roof styles. Some examples of contemporary dwellings with sloped roof and mixed materiality.
Car parking and storage	A mix of car ports and enclosed garages located to the side of dwellings.





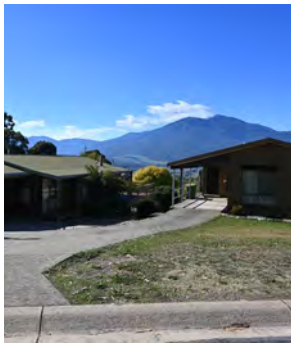




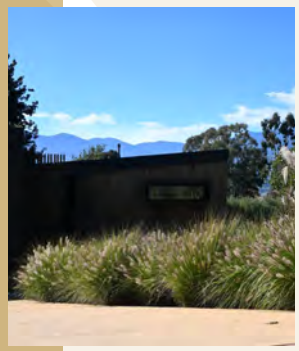
Township - Foothills

Threats to Character

- Extensive benching that is not considerate to lot scale and topography
- Dominant built form including stacked building forms that do not respond to topography
- Unsympathetic or dominant dwelling extensions
- Lack of landscaping / vegetation within private realm
- Landscaping predominated by low-lying exotic vegetation
- Fencing delineating public and private realms
- Minimal building separation that limits long-range views between dwellings
- Car parking structures that dominate the dwelling
- Removal / loss of large trees within the private and public realm.
- Architectural features that are at odds with the preferred built form including curved or flatform roofs, extensive glazing.







Supporting Change

Township Foothills areas have minimal capacity to accommodate growth within Alpine. These properties being located within sloping topography limits development to single or dual occupancy. The sloping topography, constrained access arrangements and bushfire management requirements limit development potential.

Preferred Character Statement

Detached, low-scale character that is enhanced by the area's landscape and garden-setting. Built form outcomes protect long-range views across valleys to surrounding mountain vista and forest landscape interfaces.

This will be achieved by:

+ Retaining the existing streetscape rhythm through consistent side and rear setbacks,
+ Encouraging side setbacks that support long range views between dwellings,
+ Ensuring sufficient space is retained around buildings to accommodate landscaping opportunities,
+ Ensuring new developments and additions respect the predominant scale and form of buildings within the streetscape,
+ Support dwelling designs that respond to the topography of the landscape, such as split levels, aligning dwellings to the contour of the site, and minimize cut and fill on sloping sites,
+ Avoid overuse of retaining walls,
+ Ensuring car parking structures do not dominate the streetscape,
+ Contemporary architectural styles respect the detached, domestic nature of built form,
+ Encouraging no or low, open-style front fences,
+ Ensuring building materials are domestic in appearance (timbre, brick, weatherboard, stone) and of a neutral colour palette to respond to the landscaped surrounds,
+ Increasing landscaping within the public and private realm encouraging a variety of native plantings and retention of exotic species where appropriate.

Township - Foothills



Lifestyle - Neighbourhood

Neighbourhood Character Statement

Lifestyle - Neighbourhood' areas are characterised by recent subdivisions and contemporary residential development that has occurred over the past 10-15 years. These discrete pockets of development are usually located on the outskirts of town, scattered amongst the established residential areas, and are a consequence of the expansion of residential hinterland.

The terrain is a mix of flat and gentle slopes. Lot sizes are consistent within each distinct area of development and road networks are more linear in arrangement as compared with other character areas establishing a sense of symmetry. Built form has a prominent and regular presentation to the street of consistent short front and side setbacks, and exposed front gardens. While these detached dwellings of contemporary style maintain a single and double storey building height, they are sizeable in scale and hold generous site coverage leading to diminishing forest backdrops and sparse landscape character.

The public realm and landscape character generally has an open profile with regular street tree planting. Formal front gardens are often visible from the public realm with ground cover vegetation and gravel that extend across verges, with low or no fencing.



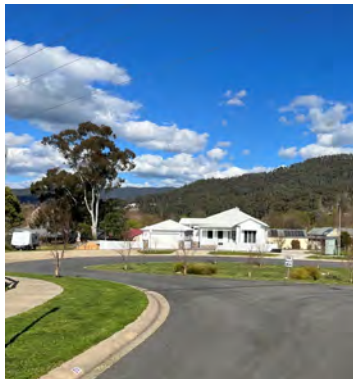
These discrete pockets of development are located on the outskirts of the town centre, scattered amongst the established residential areas.

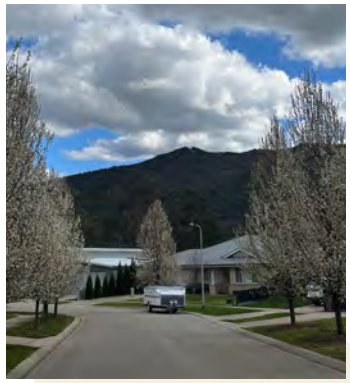
LIFESTYLE - NEIGHBOURHOOD AREA EXAMPLES

Key Characteristics

FEATURE	DESCRIPTION
Topography	Flat and gentle slope.
Road Layout Pattern and Type	Generally linear, with some curvilinear streets. Formal road design, mix of roll over and kerb-and-channel drainage. Single-sided footpaths.
Lot Sizes	Ranges between 400sqm to 2000sqm depending on zone. However consistent within each subdivision area.
Landscaping *Public* *Street planting, planting density and type*	Regular street tree planting, of exotics trees including poplars. Verges are either grassed or gravelled, some planted with low ground cover vegetation.
Landscaping *Private* *Garden frontage, planting density and type*	Formal crossover arrangements, driveways short in length or horseshoe with double access. Fencing is broadly absent, in instances low hedging bounds the property frontage.
Crossover and access arrangements	Short setbacks result in sparse frontage landscaping. Low ground cover vegetation, with infrequent tree planting.
Fencing *Height, materials, finish, transparency*	Fencing is broadly absent, in instances low hedging bounds the property frontage.
Building Site Coverage *Siting front and side setbacks*	High site coverage, with buildings located towards the front of the site. Front setbacks are between 3m to 7m, and side setbacks are between 0m and 5m.
Building Type	Single detached buildings, with some detached dual occupancy dwellings.
Building Height	Mix of single and double storey dwellings. Double storey dwellings predominately of stacked massing form.
Building Quality	High quality, recently built.
Architecture Style *Era, materials, colour, roof style*	Mixed architectural styles, either contemporary-traditional style dwellings with pitched roofs and weatherboard/brick facade or contemporary-modern dwellings with sloped roof and mixed materiality (stone, cladding, render, brick etc.).
Car parking and storage	Enclosed garages, generally flush with the dwelling frontage.







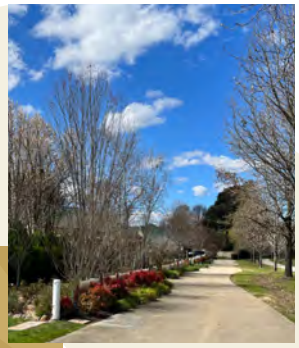


Lifestyle - Neighbourhood

Threats to Character

- Boundary to boundary development that disrupts the rhythm of the street.
- Unsympathetic or dominant dwellings and dwelling extensions with large site coverage.
- Lack of landscaping / vegetation within private realm.
- Front fences, particularly fence styles that take away from the sense of openness from the street.
- Car parking structures that sit forwards of the dwelling frontage.
- Removal / loss of large trees within the private and public realm.
- Lack of front yard vegetation.
- Architectural features that are not sympathetic with the preferred built form (including dominant roof forms, sheer walls, large expanses of render, extensive glazing, etc).







Supporting Change

Lifestyle - Neighbourhood areas have incremental capacity to accommodate change within Alpine. While in proximity to the town centre, these properties comprise recent developments of single detached dwellings which are less likely to redevelop in the short to medium-term. These areas can accommodate some multi-dwelling development in appropriate locations and on consolidated lots, particularly where existing mature vegetation is retained and meaningful areas for canopy tree planting is provided.

Preferred Character Statement

High-quality built form outcomes that enable opportunities for landscaping that integrates the private and public realm to contribute to and enhance the landscape and garden-setting character.

This will be achieved by:

+ Utilising high-quality materials that respond to the broader Bright character including timber, brick and stone,
+ Ensuring sufficient space is retained around buildings to accommodate landscaping within the private open space,
+ Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape,
+ Ensuring car parking structures do not dominate the streetscape,
+ Encouraging front yards are planted with a variety of vegetation including at least one canopy tree,
+ Increasing landscaping within the public and private realm encouraging a variety of exotic and native plantings,
+ Ensuring building materials are domestic in appearance (timbre, brick, weatherboard, stone) and of a neutral colour palette to respond to the landscaped surrounds, and
+ Encouraging Alpine and cottage architectural styles that reinforce the alpine character elements of the township.

LIFESTYLE - NEIGHBOURHOOD AREA EXAMPLES

Lifestyle - Neighbourhood

Lifestyle - Foothills

Neighbourhood Character Statement

‘Lifestyle - Foothills’ areas are characterised by undulating topography and frequent long-range views. These areas are at the threshold between the denser residential suburban areas and the encircling forested hillside.

The curvilinear roads and large allotment sizes are a direct response to the terrain. Dwellings similarly respond to the topography through a mix of architectural styles and sizes, as well as various split and stacked massing arrangements. Architectural styles include large format, double storey contemporary housing styles, predominated by varied materiality and colour palettes and exaggerated roof lines.

Dwellings present as more prominent forms in the landscape due to the open profile of streetscapes which comprise wide road reserves that follow the hillside contour, infrequent tree planting and stepped built form arrangements. A degree of asymmetry is experienced within streetscapes with buildings located down slope on one side of the street, as compared with the opposite side of the street varying the visibility of built form. Canopy cover with the public and private realm is inconsistent as a consequence of sparse and juvenile plantings within the private properties of more recent developments.



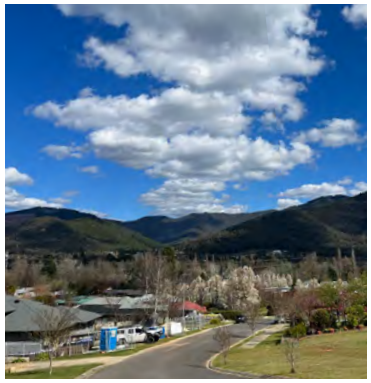
EXAMPLE OF THE ‘FOOTHIILS LIFESTYLE’ AREA

Characterised by undulating topography and frequent long-range views across the valleys is the ‘Lifestyle - Foothills’ area.

Key Characteristics

FEATURE	DESCRIPTION
Topography	Sloped and undulating.
Road Layout Pattern and Type	Wide curvilinear streets that generally follow contours. Some examples. Formal streets arrangements with rollover kerbs. Absent or one-sided footpaths.
Lot Sizes	Substantially sized lots between 1500 and 2500sqm.
Landscaping *Public* *Street planting, planting density and type*	Minimal verge widths with irregular planting of small to medium street trees. Mainly exotic street trees including poplars. In instances, street tree planting is absent.
Landscaping *Private* *Garden frontage, planting density and type*	Well-maintained ornamental gardens, either grassed or with low exotic hedging and shrubs.
Crossover and access arrangements	Formal driveways, long and steep on uphill side and shorter in length on low side.
Fencing *Height, materials, finish, transparency*	No fencing. Fencing, if present, is low and visually permeable picket or post & wire materiality.
Building Site Coverage *Siting Front and side setbacks*	Building site coverage is modest. A mix of siting outcomes - majority of dwellings occupying the frontage width. Front setbacks are between 5 to 8m and side setbacks between 2 to 5m.
Building Type	Detached dwellings.
Building Height	Single and double storey.
Building Quality	High quality, recently built.
Architecture Style *Era, materials, colour, roof style*	Contemporary dwellings of modern style with a mix of. Some highly glazed outcomes.
Car parking and storage	Enclosed garages, generally flush with the dwelling frontage.





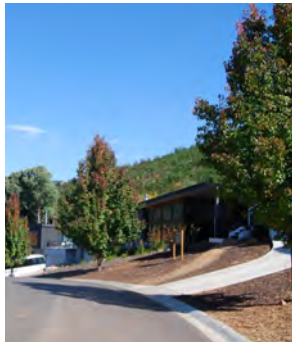




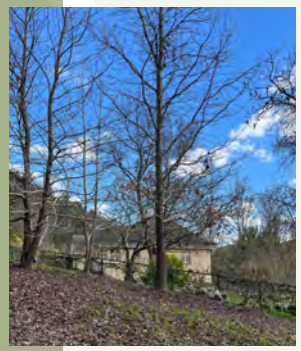
Lifestyle - Foothills

Threats to Character

- Extensive benching that is not considerate to lot scale and topography.
- Dominant built form including stacked building forms that do not respond to topography.
- Unsympathetic or dominant dwelling extensions.
- Lack of landscaping / vegetation within private realm.
- Landscaping predominated by low-lying exotic vegetation.
- Fencing delineating public and private realms.
- Minimal building separation that limits long-range views between dwellings.
- Car parking structures that dominate the dwelling.
- Removal / loss of large trees within the private and public realm.
- Architectural features that are at odds with the preferred built form (including curved or flatform roofs, extensive glazing, etc).
-







Supporting Change

Lifestyle - Foothills areas have minimal capacity to accommodate growth within Alpine. These properties being located within sloping topography limit development to single or dual occupancy outcomes. The sloping topography, constrained access arrangements and bushfire management requirements limit development potential.

Preferred Character Statement

Meandering streets and large lot character, where built form sensitively responds to topography and protects the long-range views across valleys to surrounding mountain vistas. Built form and landscape integrate with surrounding forest landscape interfaces.

This will be achieved by:

+ Ensuring sufficient space is retained around buildings to encourage landscaping opportunities,
+ Encouraging side setbacks that support long range views between dwellings,
+ Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape,
+ Support dwelling designs that respond to the topography of the landscape, such as split levels, aligning dwellings to the contour of the site, and minimize cut and fill on sloping sites,
+ Avoid overuse of retaining walls,
+ Ensuring car parking structures do not dominate the streetscape,
+ Encouraging front yards are planted with a variety of vegetation including at least one canopy tree,
+ Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape,
+ Increasing landscaping within the public and private realm with a focus on native plantings,
+ Ensuring car parking structures do not dominate the streetscape,
+ Encouraging no or low-style front fences,
+ Using natural building materials of a natural colour scheme that blend with the landscape setting,
+ Contemporary architectural styles respect the detached, domestic nature of built form, and
+ Increasing landscaping within the public and private realm encouraging a variety of exotic and native plantings.

EXAMPLE OF THE 'LIFESTYLE - FOOTHIILS' AREA

Lifestyle - Foothills



Rural Setting

Neighbourhood Character Statement

‘Rural Setting’ areas are characterised by a feeling of openness afforded by large rural living style lots with considerable stretches of cleared land. These areas tend to be at the edges of the townships, as threshold between this and the surrounding forest or farming settings. The terrain of these areas is a mix of flat and gentle slopes, with wide formal sealed and unsealed roads leading to different properties.

Lot sizes tend to be large with generous spacing between buildings and large setbacks from the public realm. Dwellings are usually located at the centre of the lot, with sheds and other utility areas collocated at the rear or side of the dwelling in defined curtilage. Large-format ranch-style dwellings are prominent, with some examples of older and smaller traditional farmhouses.

Private property is commonly delineated by vegetation or rural post-and-wire style fencing. In some instances, entrances from the public realm are indicated by more prominent and formal fences of varied materiality, leading to long informal driveways. While private property tends to be grassed or occupied by ornamental gardens, streetscapes usually have informal landscaping, with canopy cover provided by trees at the edge of the properties.



EXAMPLE OF ‘RURAL SETTING’ AREAS

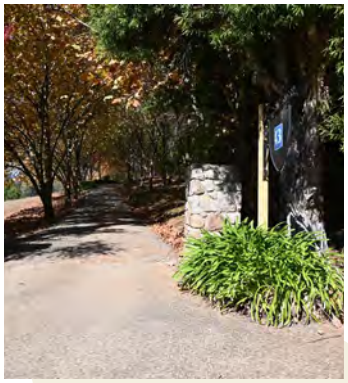
Characterised by a feeling of openness afforded by large rural living style lots with considerable stretches of cleared land.

Key Characteristics

FEATURE	DESCRIPTION
Topography	Flat and gentle slope
Road Layout Pattern and Type	Wide, linear streets approximately 20m in width. Footpaths are mostly absent. Use of swale drainage.
Lot Sizes	Varied lot sized, between 3000sqm and 10,000sqm.
Landscaping *Public* *Street planting, planting density and type*	Large informal grassed verge with irregular planting of small to medium street trees. Often, street tree planting is absent.
Landscaping *Private* *Garden frontage, planting density and type*	Grassed front yards with some manicured ornamental gardens. Property boundary and driveways/entrances often lined with medium exotic trees.
Crossover and access arrangements	Single width, long informal/unsealed driveways.
Fencing *Height, materials, finish, transparency*	Fencing is mostly rural post-and-wire style, with some examples of more formal fencing of varied materiality (brick, picket) around entrances.
Building Site Coverage *Siting front and side setbacks*	Substantial front setbacks of between 20m and 30m, and large side setbacks between 8m and 20m. Buildings are generally located centrally on the lot.
Building Type	Single detached dwelling typology, some with sheds to the rear of the lot.
Building Height	Mostly single storey dwellings, with some examples of double storey in newer builds.
Building Quality	Well maintained buildings with some recent builds.
Architecture Style *Era, materials, colour, roof style*	Farmhouse and ranch-style dwellings with covered entrances and return verandas. Hipped and gable roofs. Predominately stone and weatherboard.
Car parking and storage	Mainly car ports and some enclosed garages adjacent to dwellings.







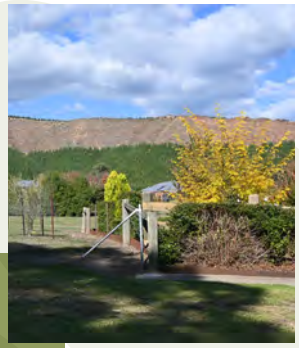


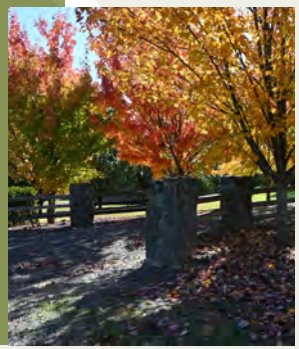
Rural Setting

Threats to Character

- Prominent built form including two story dwellings.
- Unsympathetic or dominant dwelling extensions.
- Building structures that are spread across the property and not collocated.
- Landscaping predominated by exotic vegetation
- Formalised vehicle access arrangements and streetscape profile including formalised driveways.
- High, solid fencing delineating public and private realms.
- Design and planting that create high fuel environments that impact the bushfire hazards.
- Modern architectural features and materiality (e.g., flat-form roof, high level of glazing etc.) that are at odds with the prevailing built form.







Supporting Change

Rural Setting areas have limited capacity to accommodate growth within Alpine. Large lot sizes may allow for secondary dwellings however they need to be strategically located to managing the open, rural character of the area. New development will need to balance between bushfire planning controls and neighbourhood character requirements, noting bushfire management may result in a more cleared environment with low fuel alternatives to the preferred neighbourhood character.

Preferred Character Statement

An open, rural-style character with large lots and generous spacing between built forms. Vegetation is used to delineate private property with open, long-range views to surrounding mountain vistas and forest landscape interfaces.

This will be achieved by:

+ Responding appropriately to mature native trees that contribute to delineating property boundaries,
+ Supporting open gardens and more formalised planting within a defined domestic curtilage around the dwelling,
+ Using building materials of natural and neutral colour scheme that blend with the landscape setting,
+ Supporting a low fuel environment while considering neighbourhood character through an integrated design response,
+ Encouraging informal vehicle access arrangements, including unsealed driveways,
+ Encouraging entrance gates that do not dominate the streetscape interface and are coupled with rural post-and-wire style fencing along property frontages and boundaries,
+ Designing and planting for bushfire to help manage fuels being introduced around dwellings,
+ Encouraging planting of native and indigenous trees and vegetation,
+ Massing building height to be recessive above first storey and respond to topography, and
+ Supporting rural architectural styles that reflect the architectural elements of the existing built form in its landscape context.

Rural Setting

Bushland Setting

Neighbourhood Character Statement

Defined by its landscape and topographical character, located within forested hillsides is the 'Bushland Setting' character type. These residential areas spread up the alpine valleys within a mix of pastoral and forested settings. The surrounding valleys are seen within the street through filtered views of mature tree canopies.

The public realm has an informal, rural quality due to swale drains adjacent to both sealed and unsealed roads and the absence of footpaths. These areas comprise of large allotments with a general dominance of native landscape over built form with generous spacing between buildings. Dwellings are between one and two storeys across split-level arrangements or ranch-style that respond to the topography.

The distinction between public and private realms are often unclear, delineated by vegetation or rural post-and-wire style fencing. The long meandering driveways leading from access roads to open car ports reinforce the informal rural, bushland setting. In some instances, the dwelling and domestic curtilage is completely obscured from the street by vegetation. Recent developments have retained the bushland, informal quality with built form designed as secondary elements to the landscape setting.



EXAMPLE OF BUSHLAND SETTING

These residential areas spread up the alpine valleys within a mix of pastoral and forested settings. The surrounding valleys are seen within the street through filtered views of mature tree canopies.

Key Characteristics

FEATURE	DESCRIPTION
Topography	Sloped and undulating.
Road Layout Pattern and Type	Wide, linear unsealed streets approximately 20m in width. Many streets terminate at the entrance of properties or lead into forest access roads. Footpaths are absent. Use of swale drainage.
Lot Sizes	Consistent lot sizes, around 4000sqm up to 11,000sqm.
Landscaping *Public* *Street planting, planting density and type*	Heavily vegetated verges with medium-size shrubs and large mature trees, predominately native of eucalypt species.
Landscaping *Private* *Garden frontage, planting density and type*	Informal native bush-style, heavily vegetated open yard space, some with more manicured ornamental gardens within the domestic curtilage.
Crossover and access arrangements	Single width, long informal/unsealed driveways.
Fencing *Height, materials, finish, transparency*	Fencing is either rural post-and-wire style or otherwise absent.
Building Site Coverage *Siting Front and side setbacks*	Substantial front setbacks of between 20m and 30m, and minimum side setbacks of 8m and 20m. Buildings are generally located centrally on the lot.
Building Type	Single detached dwelling typology, some with secondary dwellings to the rear of the lot.
Building Height	Between one and two storeys, often split-level.
Building Quality	Well-maintained buildings – existing, renovated and new.
Architecture Style *Era, materials, colour, roof style*	Farmhouse and ranch-style dwellings with covered entrances and return verandas. Hipped and gable roofs. Predominately brick, stone and weatherboard.
Car parking and storage	Mainly car ports and some enclosed garages adjacent to dwellings.





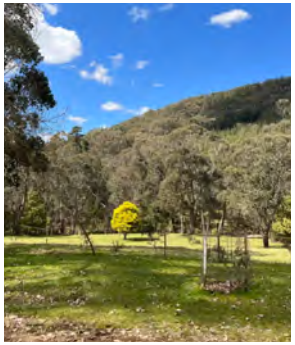


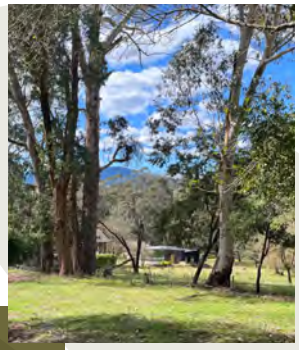


Bushland Setting

Threats to Character

- Prominent built form including stacked building forms that do not respond to topography.
- Unsympathetic or dominant dwelling extensions.
- Landscaping predominated by exotic vegetation.
- Formalised vehicle access arrangements and streetscape profile including formalised driveways.
- Fencing delineating public and private realms.
- Design and planting that create high fuel environments that impact the bushfire hazards.
- Modern architectural features and materiality (e.g., flat-form roof, high level of glazing etc.) that are at odds with the prevailing built form.







Supporting Change

Bushland Setting areas have limited capacity to accommodate growth within Alpine. The sloping topography, dense vegetation, and significant bushfire management requirements are limiting factors to development growth and change. New development will need to balance between bushfire planning controls and neighbourhood character requirements, noting bushfire management may result in a more cleared environment with low fuel alternatives to the preferred neighbourhood character.

Preferred Character Statement

A bushland, forest setting where built from is a recessive character element to the natural environment. No further intensification expected within this character area, redevelopment of detached dwellings is possible, however, should be sympathetic to existing character while supporting a low fuel environment.

This will be achieved by:

+ Responding appropriately to mature native trees that contribute to the bushland setting particularly those within streetscapes,
+ Support open gardens and more formalised planting within a defined domestic curtilage around the dwelling,
+ Using building materials of natural and neutral colour scheme that blend with the landscape setting,
+ Support a low fuel environment while considering neighbourhood character through an integrated design response,
+ Encourage informal vehicle access arrangements, including unsealed driveways without formalised entrance gates,
+ Encouraging the use of rural post-and-wire style fencing along property frontages and boundaries,
+ Designing and planting for bushfire to help manage fuels being introduced around dwellings,
+ Encourage no fencing where possible, or non-combustible fencing on lots larger than 1200sqm given the potential for these larger lots to carry more bushfire hazards,
+ Encouraging planting of native and indigenous trees and vegetation,
+ Creating an informal interface at the property frontage as it interfaces with the public realm and street,
+ Massing building height to be recessive above first storey and respond to topography, and
+ Supporting contemporary architectural styles that reflect the architectural elements of the existing built form in its landscape context.

Bushland Setting



Mixed Use

Neighbourhood Character Statement

Characterised by the presence of commercial uses in residential zoned land, the 'Mixed Use' areas are located adjacent to town centres or along major roads. The character of these areas is more closely related to that of township centres than to suburban surroundings, with wide formal roads lined up by diverse built outcomes based on use. Cafes, shops, health providers and other commercial uses can be found interspersed by tourist accommodation and private dwellings.

Buildings are usually at the front of the lot and one storey, however, increased height compared to residential development is common. Fencing is usually absent, with signs present at the edge of the property, usually collocated with formal driveways leading to on-site, at-grade car parking. Flat topography, narrow verges and short or no setbacks allow for streetscapes with a more urban character in certain areas, such as the southwest section of the Great Alpine Rd in Myrtleford. However, mixed use areas in Porepunkah and Mount Beauty present characteristics more similar to those of other typologies, with wide verges, larger setbacks and greater separation between buildings. Regardless, planting in both public and private realm is infrequent and of diverse scales and types.



Characterised by the presence of commercial uses in residential zoned land, the 'Mixed Use' areas are located adjacent to town centres or along major roads

EXAMPLE OF 'MIXED USE' AREAS IN MYRTLEFORD

Key Characteristics

FEATURE	DESCRIPTION
Topography	Flat
Road Layout Pattern and Type	Generally wide roads, between 15m and 30m in width, with both formal footpaths and informal desire paths. Mostly kerb and channel drainage.
Lot Sizes	Consistent lot sizes, around 1000sqm, with some examples of large lots up to 8000sqm.
Landscaping *Public* *Street planting, planting density and type*	Small grassed verges with infrequent planting of medium and mature trees, with a variety of exotic species and few native trees.
Landscaping *Private* *Garden frontage, planting density and type*	Landscaping is mostly absent in commercial establishments, with some examples of hedges and ornamental planting at the front. Residential uses show ornamental gardens modestly planted with a variety of plant types.
Crossover and access arrangements	Formal crossover arrangements, most driveways short in length leading to on-site parking.
Fencing *Height, materials, finish, transparency*	For commercial uses, fencing is usually absent or transparent in appearance (mostly metal rod). For residential uses, hedging or low fencing transparent in appearance are common.
Building Site Coverage *Siting front and side setbacks*	Buildings generally located at the front of the lot, with some commercial uses built to the edge of the property.
Building Type	Varied building type depending on primary use.
Building Height	Single storey.
Building Quality	Well-maintained buildings, with some recent builds.
Architecture Style *Era, materials, colour, roof style*	Varied architectural styles from a variety of eras, including post-war dwellings and contemporary commercial buildings.
Car parking and storage	On-site parking usually provided at the front of the site for commercial uses. Residential uses with a mix car ports and enclosed garages located to the side of dwellings.





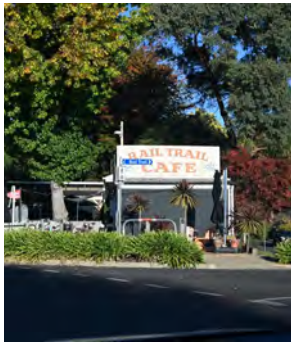




Mixed Use

Threats to Character

- Prominent built form massing that are bulky or boxy in appearance.
- Dominant vehicle entrances that occupy large portions of the frontage boundary.
- Continuous, blank walls without façade articulation.
- Use of glazing at ground floor that has extensive privacy screening, such as frosted glass or wrapping.
- Building design that does not respect the prevailing character and is not responsive to views to surrounding landscape.
- Modern architectural features and materiality (e.g., flat-form roof, high level of glazing etc.) that are at odds with the prevailing built form.







Supporting Change

Mixed-Use areas have incremental to substantial capacity to accommodate change within Alpine. These areas may accommodate convenience shops that are reflective of a town centre or support a more defined towns centre. The nature of the mixed commercial, retail and residential use affords greater opportunities to deliver residential diversity including low-rise apartments or shop-top residential arrangements, while retaining existing mature vegetation and supporting canopy tree planting in street frontages and streetscapes.

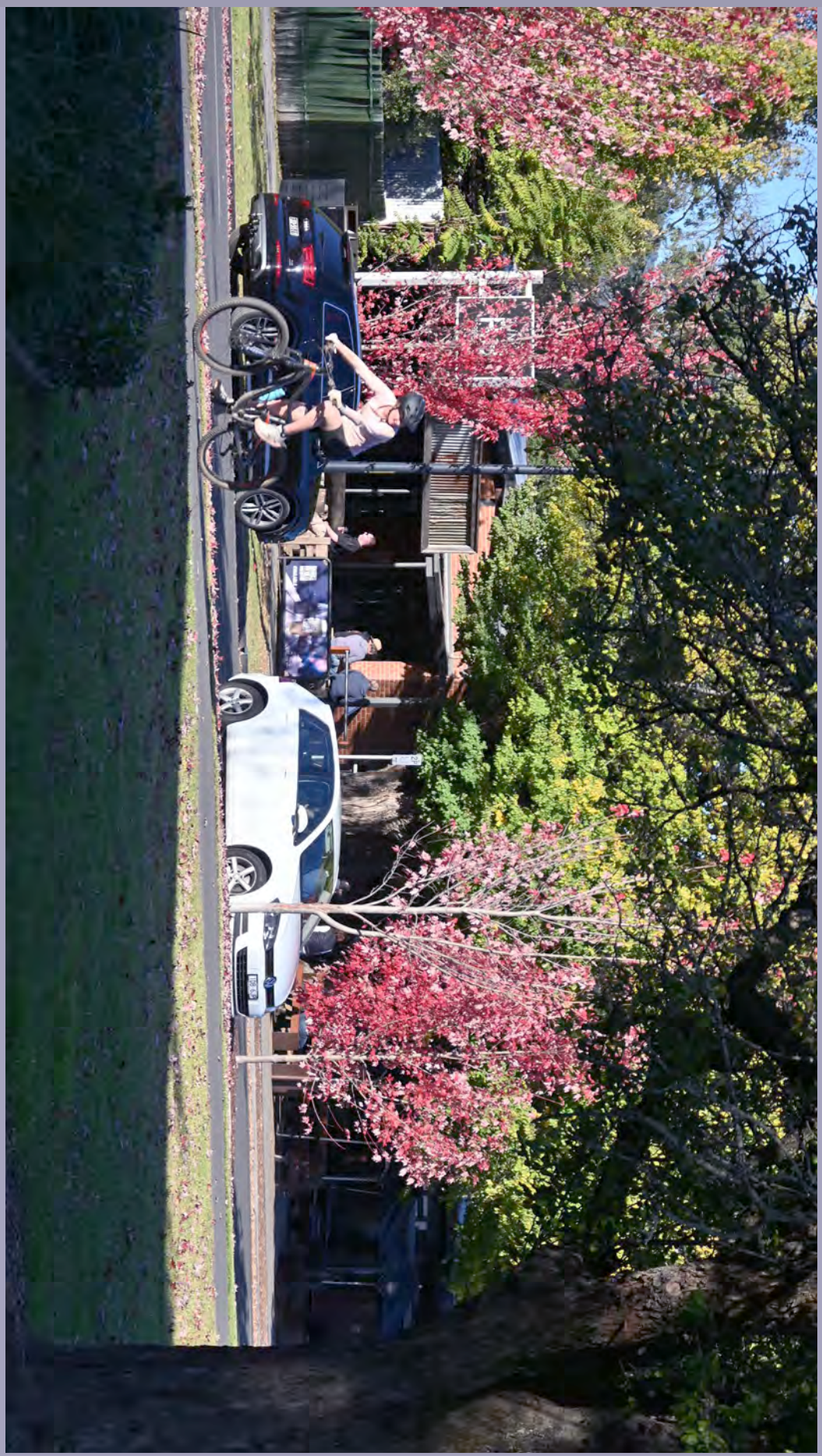
Preferred Character Statement

Mixed use development that is integrated into the prevailing streetscape character, provides diversity of residential development, supports activation at ground floor and responds appropriately to adjoining character typologies.

This will be achieved by:

+ Designing built form massing and materiality to allow for visual breaks and support existing streetscape rhythm,
+ Massing building height to be recessive above two storeys,
+ Sleeving at-grade car parking areas with landscaping,
+ Support the use of weather-protection canopy cover,
+ Protecting existing mature trees and vegetation within the property frontage setback and streetscape,
+ Using building materials of natural and neutral colour scheme that blend with the landscape setting,
+ Avoid locating car parking structures or extensive at-grade car parking within the frontage of buildings,
+ Activating ground-floor levels through fine-grain commercial uses, consistent and clear points of pedestrian access to buildings and materiality that supports visual permeability from the street,
+ Supporting contemporary architectural styles that support diversity but respond to existing built form and landscape context.

Mixed USe



Township Neighbourhood Character Assessment

Overview

While the four townships are clear examples of the Alpine region character, each presents a unique combination of character typologies within their boundaries, based on the development patterns followed due to different historic and geographic contexts.

The following section assesses the four townships, defining overall character and assigning a character typology to all residential land within their boundaries, including undeveloped land where residential growth is expected.

- Avenue Oriented
- Connector
- Township - Established
- Township - Foothills
- Lifestyle - Neighbourhood
- Lifestyle - Foothills
- Rural Setting
- Bushland Setting
- Mixed Use

- Bright
- Myrtleford
- Mount Beauty/ Tawonga South
- Porepunkah



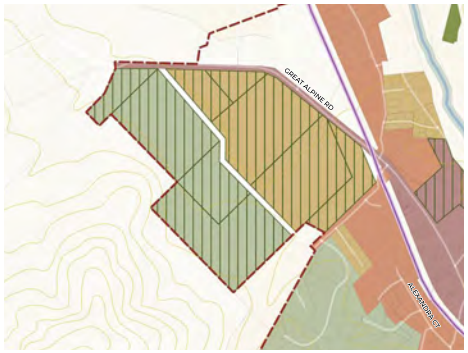
Undeveloped Residential Areas

There are limited vacant or 'undeveloped' sites in Alpine, and fewer with development potential given land use constraints such as bushfire management and flooding potential. ‘Undeveloped’ sites have been identified on township typology mapping as dashed, on sites that are either vacant of dwellings or building structures, or have a single building on a large lot.

Those sites with subdivision potential within each township have been assessed with a neighbourhood character typology area that recognise a particular preferred character for any future development. These preferred character typologies have been determined based on existing site characteristics, with consideration of the following character features:

- Land size, indicates the ability for subdivision and to accommodate future access,
- Landscape characteristics, such a mature-trees or prevailing species (exotic versus native),
- Bushfire management or flooding, including interface with forest or bushland area or within a floodplain,
- Topography, with heavily sloping land on foothills limiting development potential,
- Adjoining character typology, provides an indication of the appropriate typology both to align with the existing context or support a transition to an adjoining character typology area.

BRIGHT



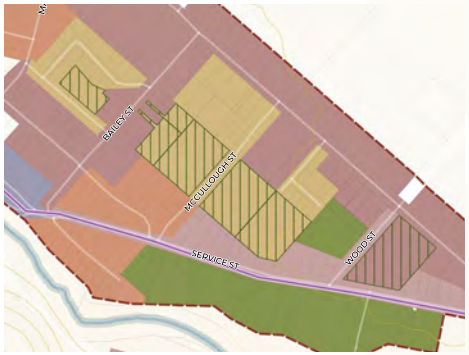


MYRTLEFORD





POREPUNKAH





Bright

Bright is a highly distinct township defined by an undeniable landscape character. A valley floor of organic landscape planting nestled between cascading pine forest mountains. The landscape is dominated by deciduous colour reds, amber and golden diluted by bold evergreen species.

It is this strong landscape character that predominates built form. The meandering streets responsive to the topography direct built form in irregular orientations to establish a sense of reveal and intrigue, opening sightlines to the mountainous surrounds and offering enhanced opportunities for landscaping.

A blurred delineation between the public and private coupled with an eclectic built form mix establish intimate streetscapes that foster a connection to character and place unique only to Bright.







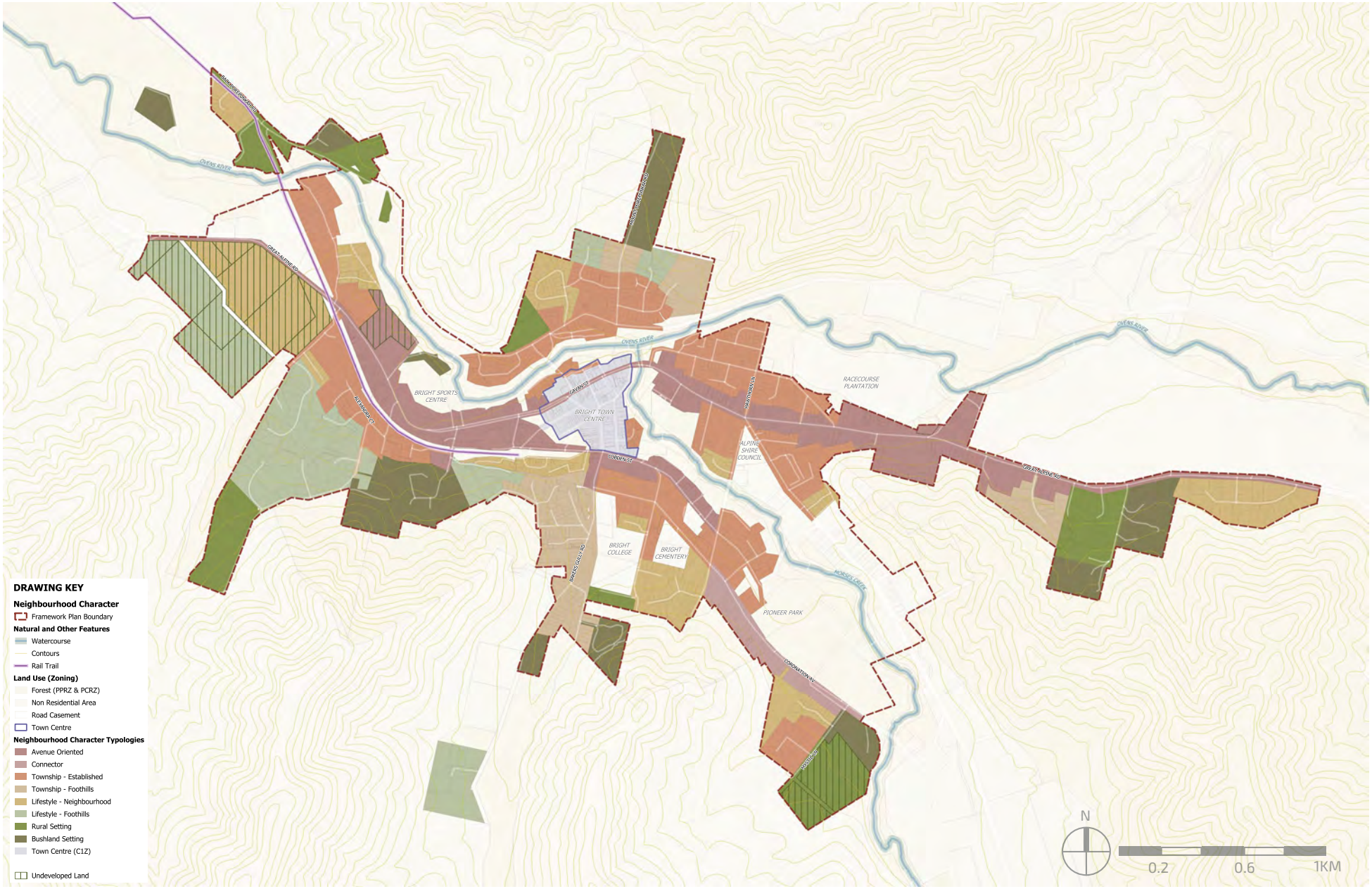








Bright Character Typology Plan



Myrtleford

Myrtleford's role as a key service town, provides a varied neighbourhood character. From formal mixed-use neighbourhoods near the town centre, to open and rural land towards the hills, Myrtleford balances its productive nature with the region's distinct landscape.

Within the residential hinterland, the street network displays an interplay of intimate and grand streetscapes, afforded by tree plating in the private and public realm along both wide and narrow streetscape widths.

Exotic vegetation takes centre stage in these streetscapes, with deciduous species colouring the town throughout the year, connecting Myrtleford to the character of the Alpine region.







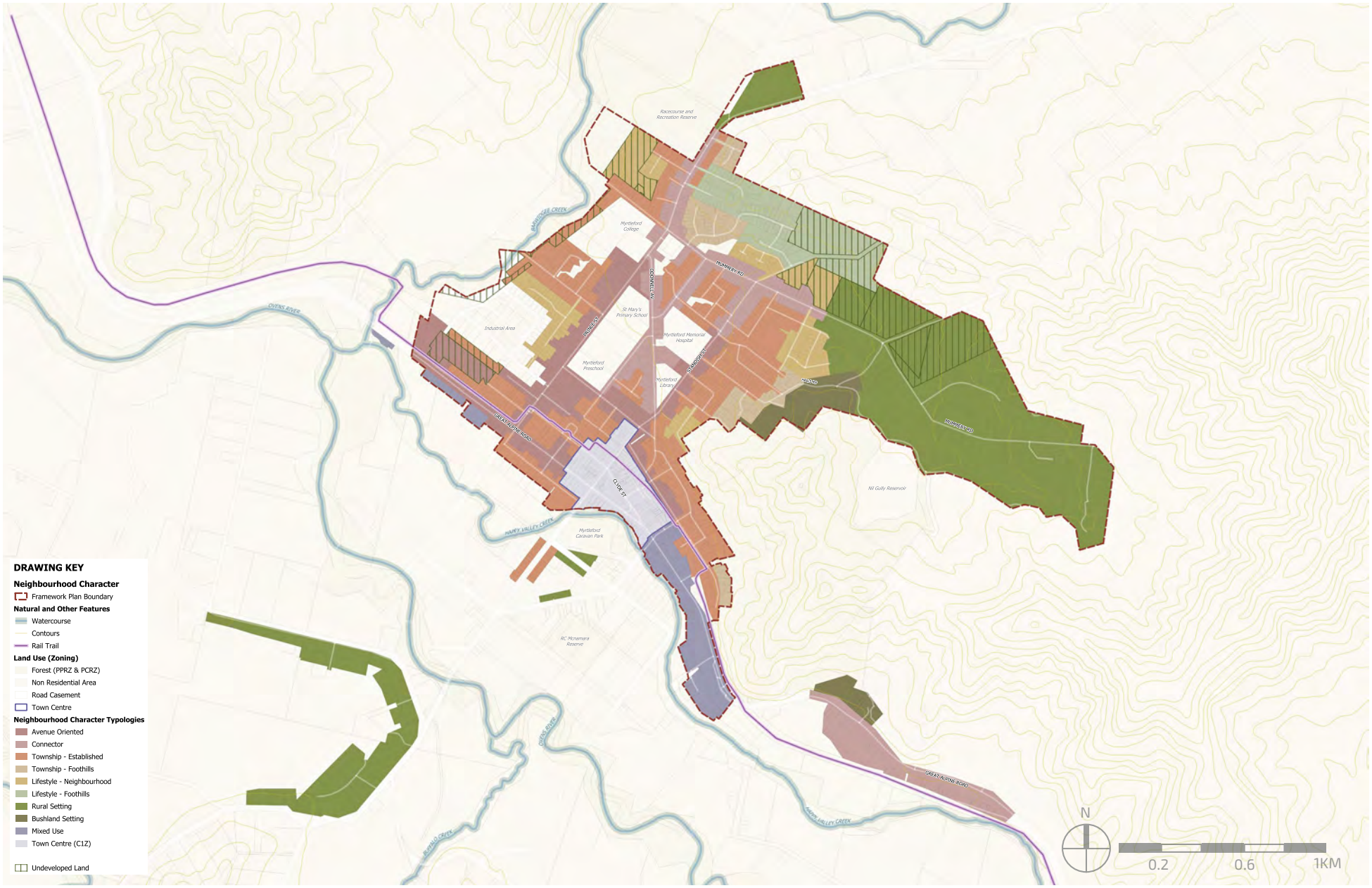








Myrtleford Character Typology Plan



Mount Beauty/Tawonga South

Tawonga South is defined by undulating streets following the topography of the hills west of the Kiewa Valley Highway, with built form and street orientation providing sightlines to the valley, strengthening the connection of the area with Alpine's landscape.

Mount Beauty's township is centred around the Mount Beauty Pondage, a defining feature of the township.

Established development to the east presents as a formal neighbourhood, where fencing and planting provide a clear delineation of the private and public realm and a sense of openness creates sightlines to the mountainous surrounds. Residential development to the south-west expresses a more informal and rural character, where the line between public and private is blurred within a bushland setting.







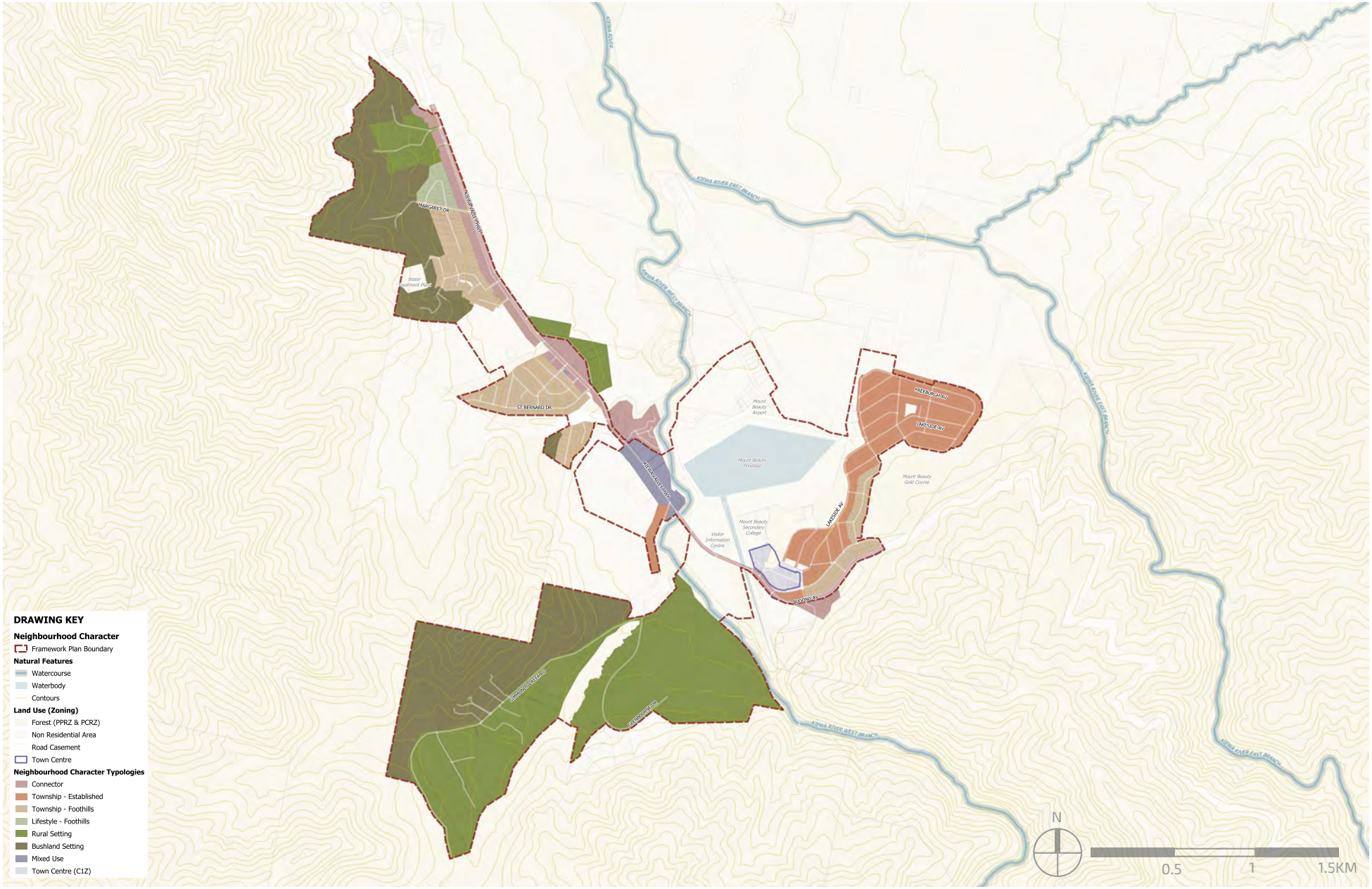








Mount Beauty/Tawonga South Character Typology Plan



Porepunkah

Porepunkah's small size and primarily residential use allows for an intimate character. Streets lined with mature deciduous trees provide a sense of enclosure, where built form presents as secondary to the landscape elements.

Certain streets including that to the front of the town centre stand out with medium size maple trees displaying vibrant, seasonal colours, creating a unique setting within the town.

Growth of the township boundary has allowed for interspersed pockets of contemporary suburban development to emerge, with remaining undeveloped land parcels presenting an opportunity for future development to strengthen the town's unique character.







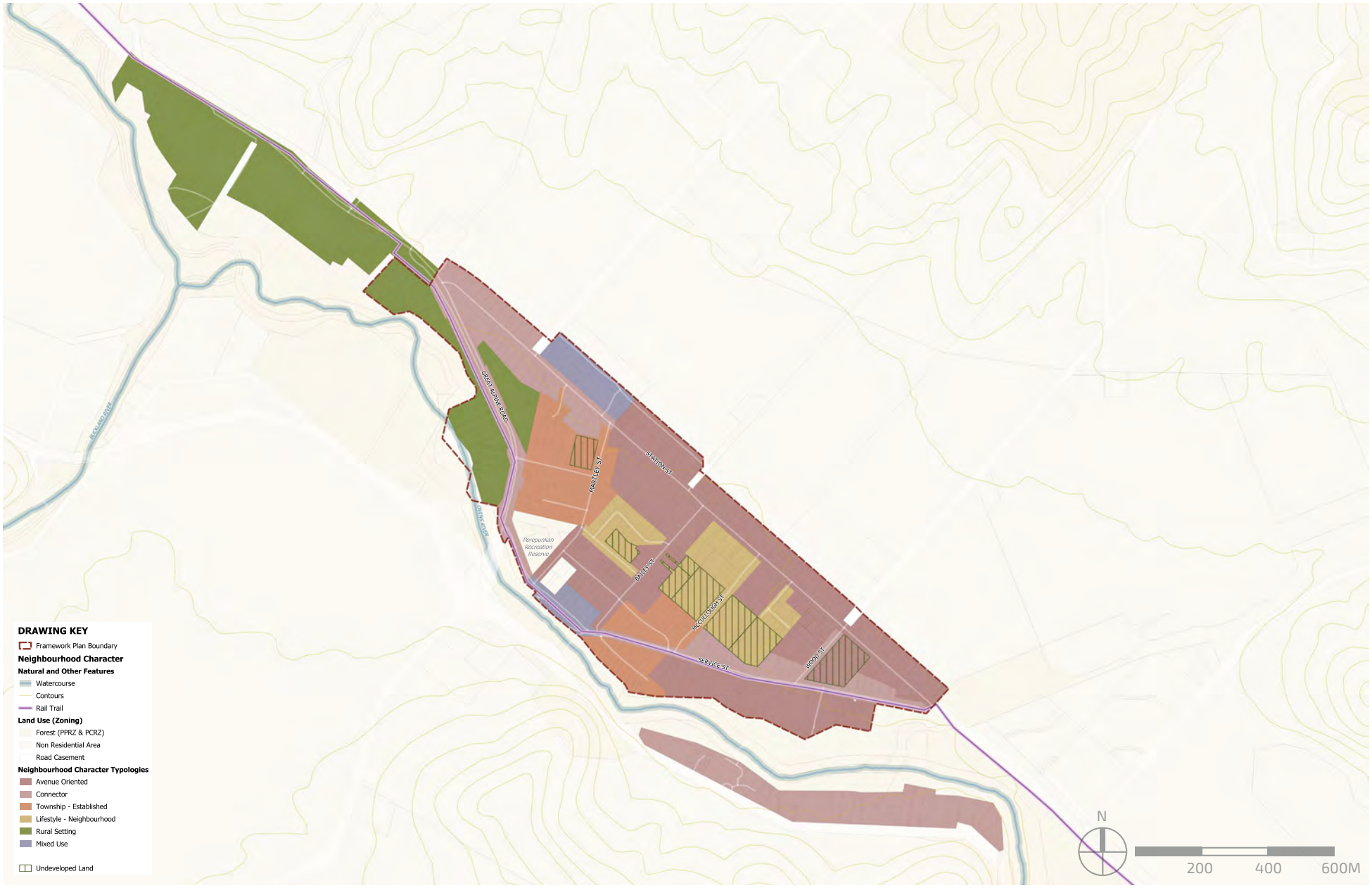








Porepunkah Character Typology Plan



Part 2B

IMPLEMENTATION PLAN

Supporting Change

This section outlines the recommended approach to the implementation of the Neighbourhood Character Strategy. The partcular implementation tools that have been selected wil be reviewed following carefule guidance by the Department of Transport and Planning (DTP), with consideration to the introduction of the Townhouse and Low-Rise Code.

It should be noted that the recommendations for implementation are based on an isolated neighbourhood character assessment and should be considered in relation to other strategic investigation work such as the Alpine Land Development Strategy and Bushfire Management assessment.

Residential zones in Alpine assist in directing and controlling residential development. Under the residential zones there is the ability to make changes to permit triggers, permit requirements and in some instances variations to Clause 54 and Clause 55 (ResCode), and decision guidelines through schedules to the zones and planning overlays.

Current Zones

The residential areas of the four Alpine service townships, Bright, Myrtleford, Mount Beauty / Tawonga and Porepunkah are currently within a variety of residential zones, as follows:

TYPOLOGY	BRIGHT	MYRTLEFORD	MOUNT BEAUTY/ TAWONGA SOUTH	POREPUNKAH
Township Zone (TZ)				
Mixed Use Zone (MUZ)				
General Residential Zone (GRZ)				
Neighbourhood Residential Zone (NRZ)				
Low Density Residential Zone (LDRZ)				

Neighbourhood Character Implementation

To ensure there is strong rationale for supporting the implementation of neighbourhood character within the Alpine service townships, the following influences were considered:

- Residential development and location should respond to land use constraints
- Schedules and variations to Clause 54 and 55 align with Planning Practice Note 27, 43, 90 and 91, in line with any future potential future rezoning investigations

Further justification for the implementation of objectives and variations for specific character typologies will be considered at Planning Scheme Amendment.

DEVELOPMENT CONSTRAINTS

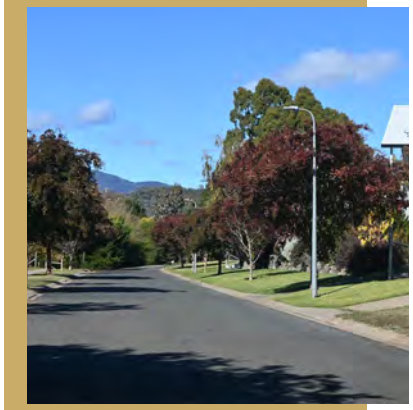
Development constraints include impacts on land that limit residential development potential or capacity. In the Alpine context, the key development constraints include:

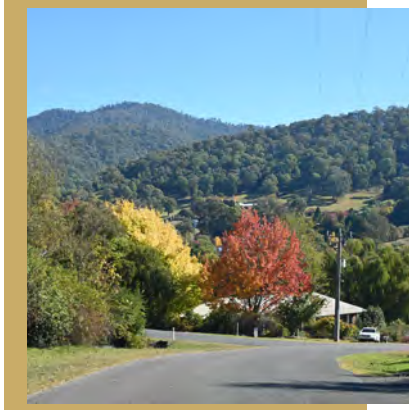
- topography,
- mature vegetation,
- bushfire management and
- flooding.

Majority of land within the township boundaries are impacted by at least one of these development constraints.

Development constraints are more prevalent in particular neighbourhood character typology areas. In these instances, development should reflect a lower density outcome to be both responsive to development constraints and neighbourhood character.

Conversely, neighbourhood character typology areas with fewer development constraints may be more suitable for greater residential density and diversity outcomes.







Recommendations for Neighbourhood Character Implementation

The following recommendations relate to the implementation of the Neighbourhood Character Strategy and neighbourhood character typologies:

- Consider options to implement neighbourhood character objectives and variations within existing residential zones and the application of overlays to ensure the protection of neighbourhood character. Alpine Shire to work closely with DTP to support neighbourhood character objectives within the application of the Townhouse and Low-Rise Code, at the point of Planning Scheme Amendment.
- Review the Purpose and Vision of the Alpine Planning Scheme and consider reference to the objectives and vision of the Alpine Neighbourhood Character Strategy at 02.03 Strategic Directions.
- Use the recommendations of this document to help inform future residential rezoning that respond to PPN90 and PPN91, that consider the zone roles and objectives alongside relevant strategic planning work.
- Adopt the Alpine Shire Design Guidelines as a Council document that is used as part of planning permit application discussions.

Implementation

Recommendations for Neighbourhood Character Implementation

TYPOLOGY	OBJECTIVES	NEIGHBOURHOOD CHARACTER VARIATIONS
AVENUE ORIENTED CONNECTOR	/ To preserve tree-lined avenues as the prominent feature of the area by protecting or replacing significant trees that contribute to the key routes including canopy trees in front gardens. / To maintain the detached and spacious landscape character of buildings in a landscaped setting with views to surrounding mountain range. / To ensure buildings are sufficiently setback from front and side boundaries to retain the existing streetscape rhythm and encourage meaningful landscaping. / To ensure car parking structures do not dominate the streetscape. / To encourage low and open-style fencing.	Avenue Oriented and Connector typologies are similar in nature, the key difference being that Avenue Oriented typologies front prominent tree-lined streets. Both typologies are located along tourist routes perform a key gateway role in establishing the character for the broader Alpine area. Variations to Clause 54 and 55 standards should ensure built form supports landscaping as the predominate feature of the typology area and protects the tree-lined streetscape character.
TOWNSHIP - ESTABLISHED TOWNSHIP - FOOTHILLS	/ To preserve the detached, suburban built form character. / To enhance the landscape and garden character through varied planting and landscape outcomes. / To protect long-range views to surrounding mountain and valley vistas. / To encourage dwelling design that responds sympathetically to the topography of the landscape. / To encourage no or low front fences.	Township-Established and Township-Foothill differ in topography, with the Foothill typology located on sloped sites. Accordingly, the variations applied are relevant to both. These typologies reflect the first established residential neighbourhood areas. Variations to Clause 54 and 55 standards should ensure built form supports landscaping as the predominate feature of the typology area, with low-style fencing to ensure the intimate and open character of the area is maintained.

Implementation

Recommendations for Neighbourhood Character Implementation

TYPOLOGY	OBJECTIVES	NEIGHBOURHOOD CHARACTER VARIATIONS
LIFESTYLE - NEIGHBOURHOOD LIFESTYLE FOOTHILLS	/ To promote a landscape character through appropriate front, side and rear setbacks, and garden areas that provide substantial high quality landscaping, including canopy trees to protect the amenity and outlook of adjoining properties. / To support built form design that responds sympathetically to the broader Alpine character and topography including sloped sites. / To protect long-range views to the surrounding mountain ranges and valley vistas from sloped sites through sensitive dwelling design. / To ensure vehicle access ways and car parking structures do not visually dominate the streetscape. / To maximise the opportunities to create high quality landscaping, through minimal paving and the use of permeable ground surfaces.	Lifestyle-Neighbourhood and Lifestyle-Foothills differ in topography, with the Foothill typology located on sloped sites. Accordingly, the variations applied are relevant to both. These areas capture the discrete suburban areas that were previously greenfield, developed adjacent to and within the Township typologies of the service townships. These areas reflect more contemporary built form outcomes. Variations to Clause 54 and 55 standards should ensure built form supports landscaping as the predominate feature in-line with other typologies areas, noting these areas are in early stages of development are still establishing and settling.
RURAL SETTING	/ To protect rural and open character by collocating dwellings with outbuildings within the domestic curtilage and reducing the visibility of car parking structures from the street. / To support dwelling design that responds sympathetically to rural landscape and topography. / To support formalised landscape planting within the domestic curtilage. / To support a low-fuel environment through responsive design and planting. / To encourage low and open-style fencing.	Rural Setting typology areas are typically located on larger lots and reflect an open, rural, vegetated character, with dwellings sited within a distinct domestic curtilage. Variations to Clause 54 and 55 standards should ensure the open- character is maintained by clustering built from and supporting landscaping around the domestic curtilage. Ensuring low-fuel environments in this typology area is a high priority. Supporting minimum lot-sizes work both to protect the character of the area and respond to bushfire management requirements.

Implementation

Recommendations for Neighbourhood Character Implementation

TYPOLOGY	OBJECTIVES	NEIGHBOURHOOD CHARACTER VARIATIONS
BUSHLAND SETTING	/ To protect the bushland setting where built form is a recessive in the landscape. / To support a low-fuel environment through responsive design and planting. / To encourage an informal interface at property frontages through native planting and informal access arrangements. / To support dwelling design that responds sympathetically to the bushland landscape and topography.	Bushland Setting areas are typically located on larger lots and reflect highly-landscaped areas predominated by native bushland. Variations to Clause 54 and 55 standards should seek to ensure the bushland setting is protected through generous setbacks from all boundaries. Ensuring low-fuel environments in this typology area is a high priority. Supporting minimum lot-sizes work both to protect the character of the area and respond to bushfire management requirements.
MIXED USE	/ To promote ground floor activation and visual permeability of commercial uses. / To encourage building design that is responsive to the surrounding landscape and overall alpine character. / To encourage increased landscaping in the private realm and contribution to streetscape canopy cover character.	Mixed-use areas have a character that is linked with commercial and retail land-uses within a residential setting. Variations to Clause 54 and 55 standards should seek to ensure these areas make a contribution to the landscape amenity of the area and amenity of adjoining typology areas.

Part 3

ALPINE SHIRE DESIGN GUIDELINES

How to Read the Design Guidelines

What is the purpose of the Design Guidelines?

The Alpine Shire Design Guidelines aim to preserve and enhance Alpine's existing neighbourhood character and landscape while facilitating context-responsive development at a time where more diverse forms of housing are required to meet community needs.

The Design Guidelines aim to improve the quality, design, sustainability, and accessibility of residential development across an entire township. These Design Guidelines apply in zones that allow residential developments, outside of the town centre.

The Design Guidelines explain what type of development is appropriate within the context Alpine and in specific response to the Neighbourhood Character Typology areas. New residential development must be designed according to 'preferred character' and align with appropriate housing types for each Character Typology area.

The Alpine Shire Design Guidelines is structured as follows:

Alpine Development Context

This section outlines the development context in terms of diverse and affordable housing, bushfire management and environmentally sustainable design.

Understanding your Site

This section guides the process of a site analysis to ensure development is responsive to the physical attributes of a site.

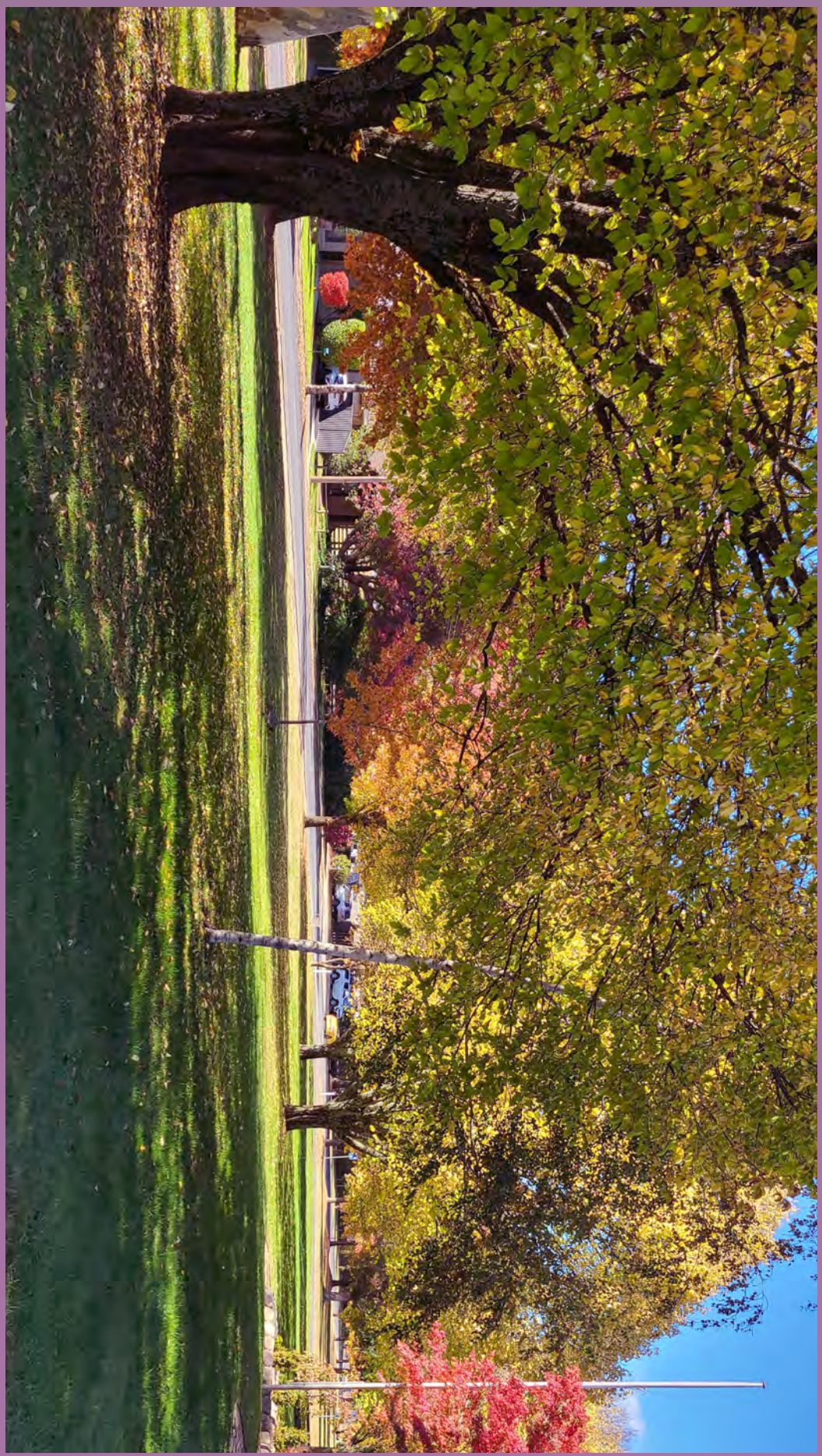
Responding to Neighbourhood Character

This section steps through appropriate development response to neighbourhood character and landscape in line with the Alpine Shire Neighbourhood Character and Landscape Strategy.

Designing to Preferred Character

This section guides appropriate development design outcomes and elements that align with the Preferred Neighbourhood Character of the different areas.

Bright Streetscape



The current development context in the region is influenced by a number of factors.

Alongside neighbourhood character, the influences of affordable and diverse housing typologies, bushfire management and environmentally sustainable design are important components of Alpine's future development context.



AFFORDABLE AND DIVERSE HOUSING

Residential development in Alpine Shire is predominated by short-stay accommodation catering to its visitor population. This has led to increases in the demand for permanent housing for key workers and those looking to live in the region.

The Design Guidelines encourage the consideration of housing typologies that may increase the diversity or density of housing stock in the region. The Neighbourhood Character Strategy (the Strategy) identifies where development can be Supporting Change.

Alpine Shire Council supports strategies for delivering diversity within the different townships, including the use of these Design Guidelines by the development community and planners to aid the design and assessment of more diverse or alternative residential development.

The ability to develop a site for a particular housing type will be dependent on the land's zone.

If you are interested in developing your site or are seeking to understand the potential of your site, please contact Council's Planning team for more information.

ALTERNATIVE HOUSING MODELS FOR AFFORDABILITY

In recent years a number of alternative housing models have been introduced aimed at improving affordability. Alternative housing models are typically built by developers who are required to deliver affordable housing, or by Council through funded affordable housing developments, or in partnership with the Department of Families, Fairness and Housing.

These alternative housing models include:

/ Affordable Design
Compact lots delivered by the market with sustainable design features that result in a reduced running cost. This is the delivery of affordability in the short and long term.

/ Affordable Housing
Housing that is price-controlled and made available to those on defined incomes.

/ Community Land Trust
The land upon which the dwelling is located is held in a Community Land Trust and payment for occupation is via a peppercorn lease.

/ Shared Equity
The buyer shares the capital cost of purchasing a home with an equity partner, allowing lower income earners to purchase the home.

/ Built to Rent
Developers and their financiers build dwellings which are then tenanted at market, affordable or social housing rent.

/ Rent to Buy – dwellings are offered at a reduced rent for a period of at least 5 years after which the tenant has an option to purchase the dwelling at a price agreed at the commencement of the lease.

/ Relocatable Homes
Also known as tiny homes, provide high-quality, cost-effective homes that are generally moveable, though some forms are placed on services lots.

/ Social Housing
This is housing owned by a State Government or community housing organisation.

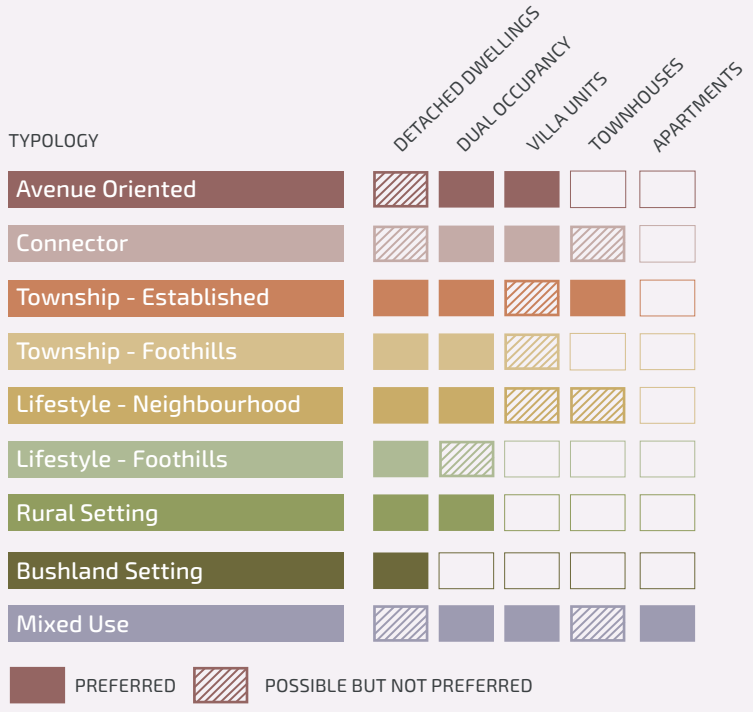
Alpine Development Context

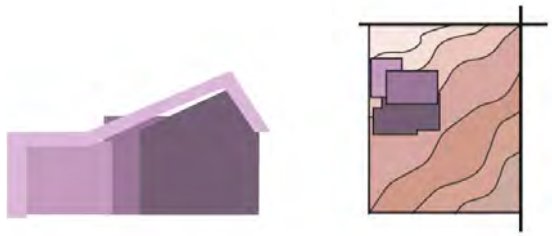
Housing Typologies

Supporting diverse forms of housing can work to improve affordability and meet the diverse housing needs of current and future residents of Alpine. The graphic provided illustrates the preferred housing typologies within the various Character Typology areas. A description of each housing typology and its objectives are set out following:

CHARACTER TYPOLOGY HIGHLIGHT

Built form is first and foremost influenced by neighbourhood character and site context, which works to inform an appropriate building typology. Each neighbourhood character typology has a different capacity to accommodate particular built form outcomes as shown in the diagram below:

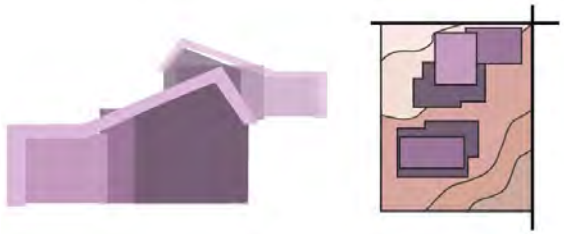




DETACHED DWELLING

A single, standalone dwelling on a lot.

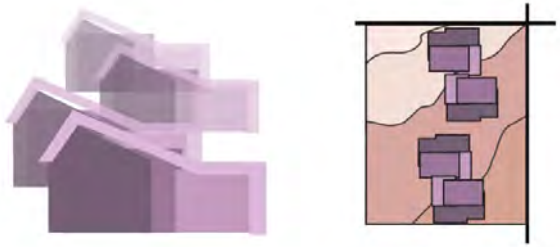
- Minimise the dwelling and carport/ garage footprint, as well as other hard surfaces such as driveways, paths and paving and include areas for landscaping along these hard surfaces to soften their appearance from the street.
- Set the carport / garage back from the dwelling façade, minimising its impact on the public realm.
- Provide large and usable areas of private open space that maximises solar access and allow for existing canopy trees to be retained and new ones to be planted.
- Minimise the impact of the dwelling on neighbours by building below the tree canopy line and providing adequate setbacks from neighbouring properties.



DUAL OCCUPANCY

Two dwellings on a lot under a single title. These may be detached or semi-detached dwellings and can share features such as front private open space and car parking access. A dwelling is defined as a building used as a self-contained residence which includes a kitchen, bath or shower, toilet and wash basin. Secondary dwellings are not always permissible under residential zones.

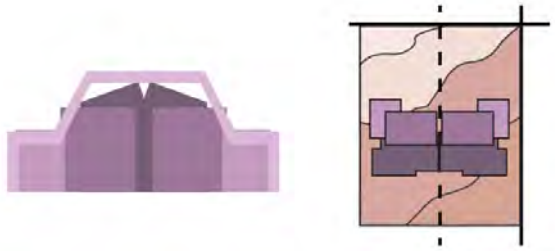
- Design dwelling entries to be visible and easily identified and accessible from the street.
- Provide canopy trees in front and rear gardens and, where possible, provide landscaping between the two dwellings to encourage a sense of built form separation.
- Ensure only a single carport/garage is visible from the street, presenting as secondary to the front-most dwelling and minimising its impact on the public realm.
- Provide a single crossover and, where possible, a consolidated driveway to access dwellings.
- Include areas for landscaping along driveways to soften their appearance from the street, particularly where they occupy a predominant length of the property.
- Design dwellings on the site in tandem, presenting as a single built form from the street, where lot configuration allows.



VILLA UNITS

Detached or semi-detached multi-dwelling developments, that share a common driveway, typically on strata title, with either individual or shared parking arrangements.

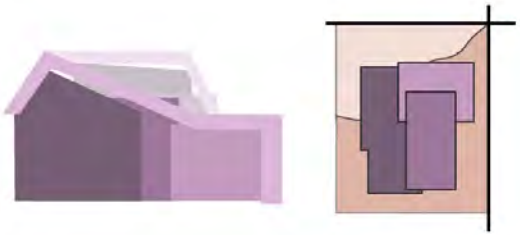
- Design dwelling entries to be visible and easily identified and accessible from the street.
- Provide canopy trees in front and rear gardens and, where possible, provide landscaping between dwellings to encourage a sense of built form separation.
- Ensure only a single carport/garage is visible from the street, presenting as secondary to the front-most dwelling and minimising its impact on the public realm.
- Include areas for landscaping along driveways to soften their appearance from the street, particularly where they occupy a predominate length of the property.
- Design dwellings on the site in tandem, presenting as a single built form from the street, where lot configurations allows.
- Design dwellings to be staggered to allow for adequate daylight access to habitable rooms, and solar access to private open space.
- Site two-storey dwellings behind the frontmost dwelling to the street and significantly set back first and second levels from the ground floor.



TOWNHOUSES

Attached multi-dwelling developments, either on individual lots or strata title. These dwellings have individualised access with individual parking in most cases but can sometime share a common driveway.

- Provide canopy trees in front and rear gardens
- Include areas for landscaping along driveways and ensure passive surveillance of driveways from lower and upper-level windows and balconies.
- Set the carport/garage back from the dwelling façade, minimising its impact on the public realm.
- Dwelling design should be harmonious but not identical across dwellings, avoiding mirrored facades, contributing to streetscape diversity.
- Design dwellings to articulate the dwelling façade to allow for visual relief and avoid long, unbroken expanses of wall.
- Design dwellings to be staggered to allow for adequate daylight access to habitable rooms, and solar access to private open space.
- Minimise the impact of the dwelling on neighbours by building below the tree canopy line and providing adequate setbacks from neighbouring properties.



APARTMENTS

Consolidated multi-dwelling developments, with integrated, communal car parking.

- Provide pedestrian entries that directly front the street; are visible and easily identifiable from streets and other public areas; provide shelter/weather protection and a sense of personal address.
- Design buildings to respond to key views to surrounding mountain ranges.
- Make use of landscaping, canopy trees and subtle materiality to reduce the visual impact of the building from the street and adjoining sites.
- Provide balconies and ground level windows overlooking the street, driveways and/or any adjoining public open space to maximise passive surveillance.
- Design dwellings to be staggered to allow for adequate daylight access to habitable rooms, and solar access to private open space.
- Design the building to have regard for adjoining sites, including the development potential of adjoining sites to achieve reasonable amenity and design outcomes.
- Provide a mix of dwellings sizes.
- Maximise space to retain existing and plant new large canopy trees. Include the provision of landscaping, including canopy tree planting, in the overall design response.

Bushfire

Alpine Shire Council is located within a declared Bushfire Prone Area under the Building Act 1993, with most townships affected by Clause 44.06 Bushfire Management Overlay (BMO).

RESIDENTIAL DEVELOPMENT IN BUSHFIRE PRONE AREAS

Strategic settlement planning should deliver a bushfire ready interface between settlement areas and the bushfire hazard so development can be set back and designed to mitigate the impacts of bushfire.

The setback from the bushfire hazard is determined based on the type of vegetation and associated slope. Perimeter roads are the preferred design outcome on a settlement interface and where a site abuts a bushfire hazard although open space can also be integrated into the settlement interface.

Ember attack is a key bushfire risk to many settlements and residential lot size is an important mechanism to support the management of fires ignited from ember attack.

Smaller lots are less likely to enable fuel sources than larger lots due to smaller areas of open spaces however, they tend to be closer together and at greater risk of structure to structure fire. As a result, larger lots require more extensive management by individual landowners.

BUSHFIRE ATTACK LEVEL (BAL)

Bushfire Attack Level (BAL) refers to the specific building construction standards that seek to mitigate the impact of flame contact, radiant heat and ember attack on a structure. All properties within the BMO will need to be inspected and classified into a category of BAL being 12.5, 19, 29, 40 and FZ.

In Alpine Shire properties affected by BMO Schedule 1 (BMO1) have a been designated BAL-12.5, and those affected by BMO Schedule 2 (BMO2) have a been designated BAL-29.

DESIGNING IN BUSHFIRE PRONE AREAS

If you propose to build a dwelling in a Bushfire Prone Area or BMO, you will require a planning permit. Your building will also need to comply with the requirements of Australian Standard AS 3959-2009 - Construction of Buildings in Bushfire Prone Areas.

Some key considerations for building design in bushfire prone areas are as follows:

Vegetation type and distance to fire source

Ensuring vegetation will be managed to a certain standard within a property is central to reducing bushfire risk. The standard procedure in construction of buildings in bushfire prone areas is determining vegetation types on the property, building distance from certain vegetation or hazard and slope, and designing accordingly.

Proper vegetation management will help reduce the potential for localised fires from ember ignition, while supporting the preservation of native vegetation and neighbourhood character to the possible extent.

Defendable Space

Defendable space provides a break between the building and the fuel available to the bushfire. Providing an area of defendable space can prevent direct flame contact on a building, reduce the effects of radiant heat on the building and mitigate the effects of ember attack.

Water Supply

All new development must incorporate a static water supply for fire-fighting purposes. The minimum volume of water supply will depend on the intended purpose of the water supply. The location of a tanks should be accessible within 4 meters of an emergency vehicle that is between 10 and 60 metres from your dwelling.

Access

Properties must achieve certain requirements for accessways to allow safe passage for emergency vehicles including minimum curve radius, turning circles, passing bays, accessway dips, grade and dimension.

Dwelling Materials

Some common materials used for external cladding or primary construction in bushfire prone areas include steel profile, fibre cement sheet or moulded panels, brick, cement, and rammed earth.

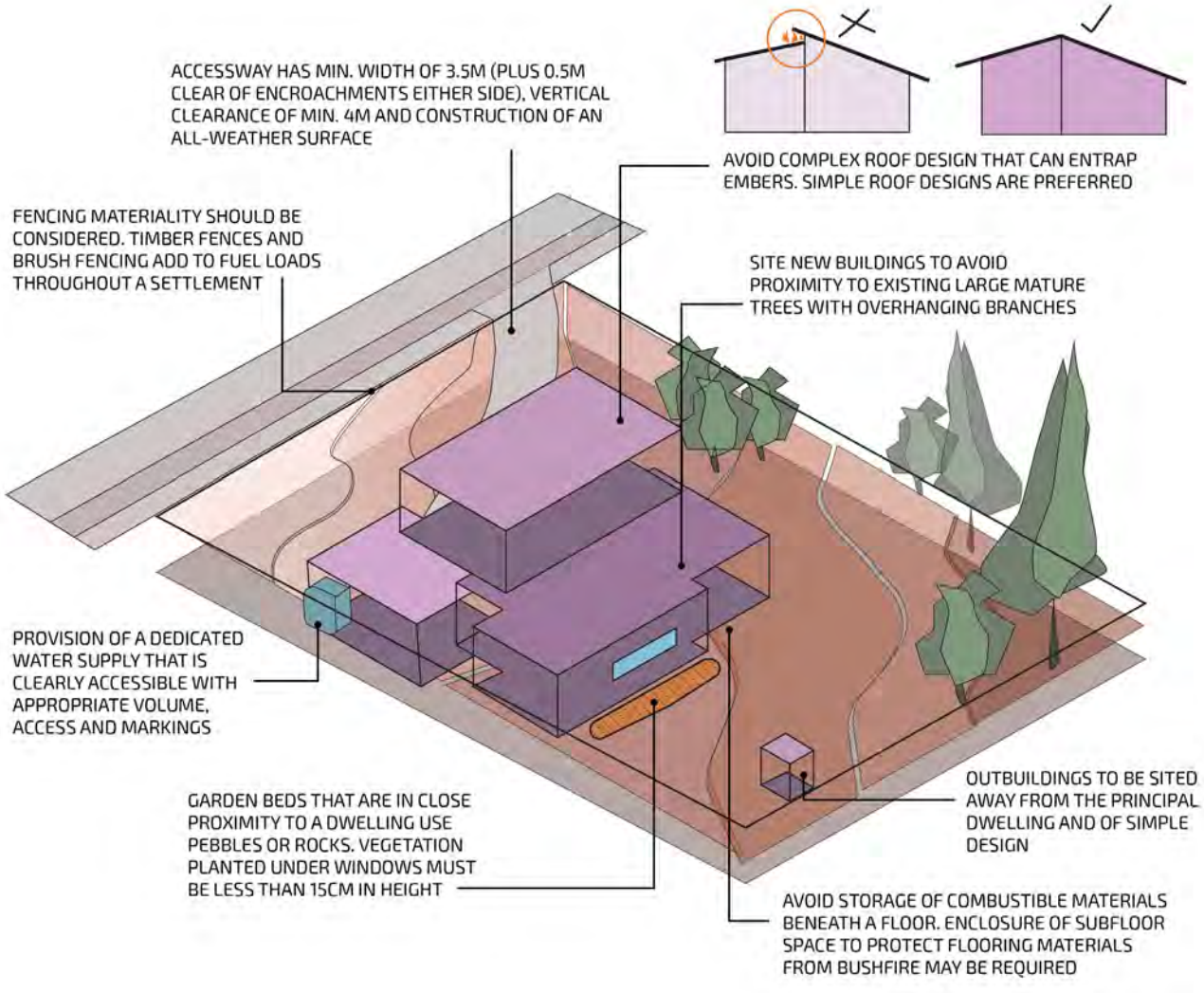
The use of timber is limited to lower BAL areas, however, certain timber species can be used for construction within bushfire prone areas. Timber fences and brush fencing add to fuel loads throughout a settlement and are discouraged.

Bushfire shutters or external screens may be required on windows and door openings, particularly where glazing is proposed. In some areas glazing proposed must be of a particular grade in accordance with AS 3959-2009.

Building and Roof Design

The layout and design of a building can reduce the potential for accumulation of debris and entry of embers. Design should avoid creating spaces where debris can accumulate such as complex roof design. Simple pitched roof forms with limited valleys, gaps, and eave overlap are preferred. Fire resistant sarking, roof and wall insulation products and sealants should also be considered.

Bushfire sprinkler systems can be designed into the roof construction or retrofitted to an existing structure however it must not replace basic construction to be built to its bushfire risk level. Eliminating combustible materials from the exterior of the building will generally be more effective than a sprinkler system.



Alpine Development Context

Environmentally Sustainable Design

Encouraging residential development to achieve sustainable development and design outcomes not only improves the environment, but can also increase energy efficiency and reduce energy and water costs over the long term.

These Design Guidelines encourage the incorporation of sustainable design features in residential development.

Environmentally Sustainable Design is discussed under the following headings.

SITE IMPACTS



- Development should limit its impact on the natural environment through responsive design including significant existing vegetation
- Development should maintain the natural ground level of the site and minimise the removal of existing fill
- Avoid alterations to watercourse and drainage patterns unless an agreement has been reached with relevant authorities or Council
- Reduce soil degradation, sediment run-off and storm water run-off through materials and soft landscaping such as permeable paving, pebble paths, infiltration trenches, lawn, garden areas, swales and the like

WATER



- Re-use of non-potable sources such as stormwater, rainwater and recycled water is encouraged to minimise ongoing water consumption
- The design of the lot should allow for installation of a water tank to collect from the dwelling/s. The water tank should match the colour of the dwelling and not be visible from the street and / or public spaces
- Encourage landscaping that has low watering needs and are appropriate for the locality and its conditions. Where appropriate use native plants to improve the efficiency of the garden to reduce the need for water

DWELLING DESIGN

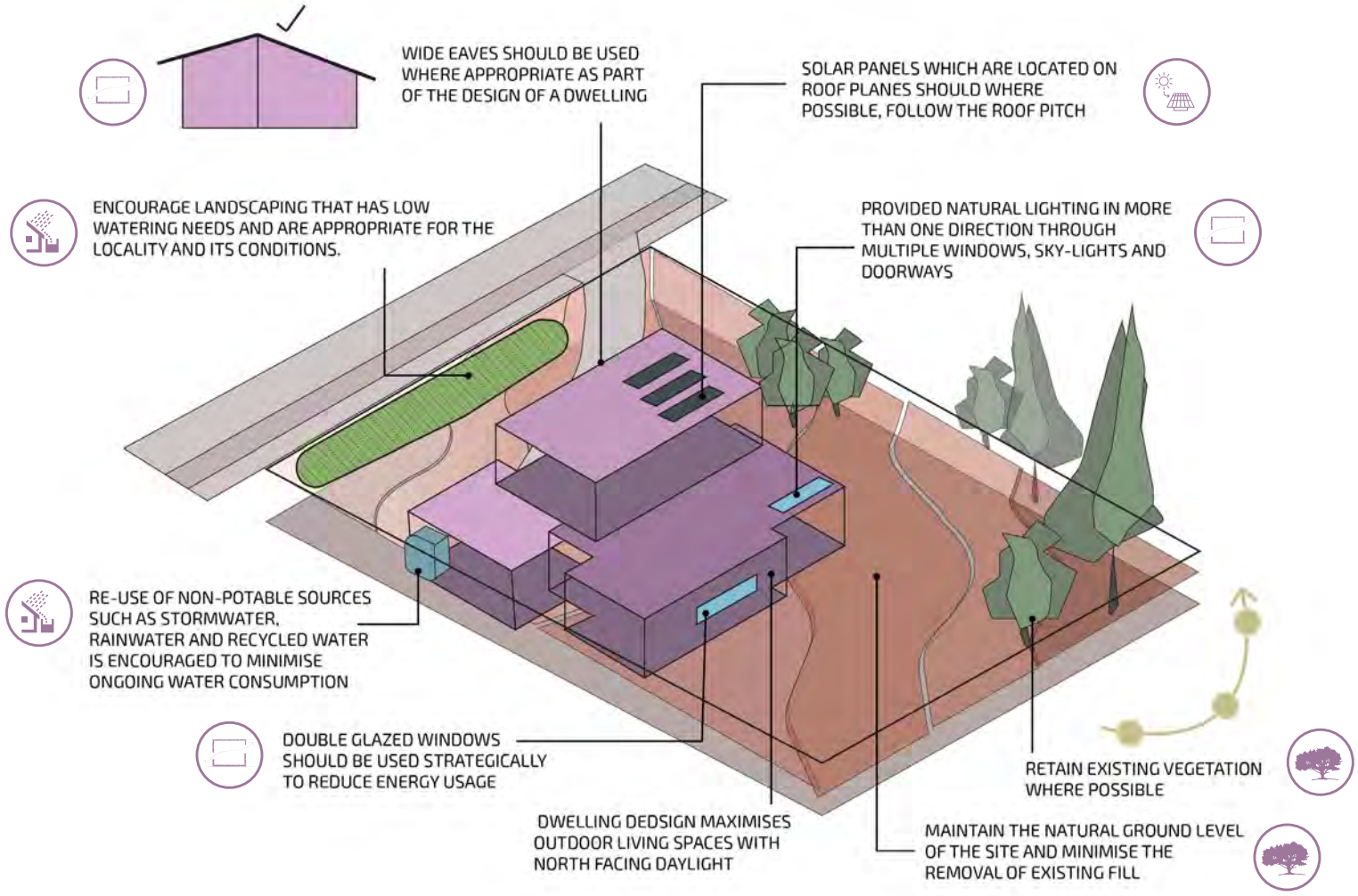


- Wide eaves should be used where appropriate as part of the design of a dwelling
- Double glazed windows should be used to reduce energy usage
- Windows should be located to allow for a high level of cross ventilation
- Dwellings and associated landscaping should make use of recycled or sustainably sourced constructions materials
- Dwellings should allow for a high level of ventilation of rising hot air through use of high ceiling heights
- Provided natural lighting in more than one direction through multiple windows, sky-lights and doorways
- Design dwelling orientation to maximise north facing windows

ENERGY

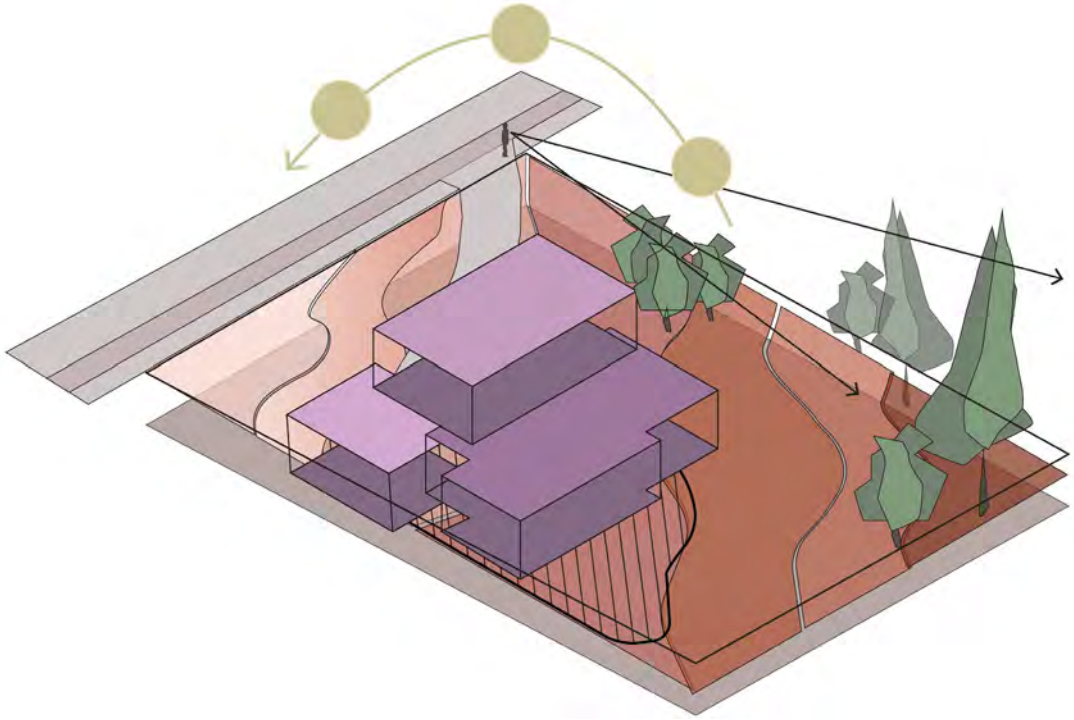


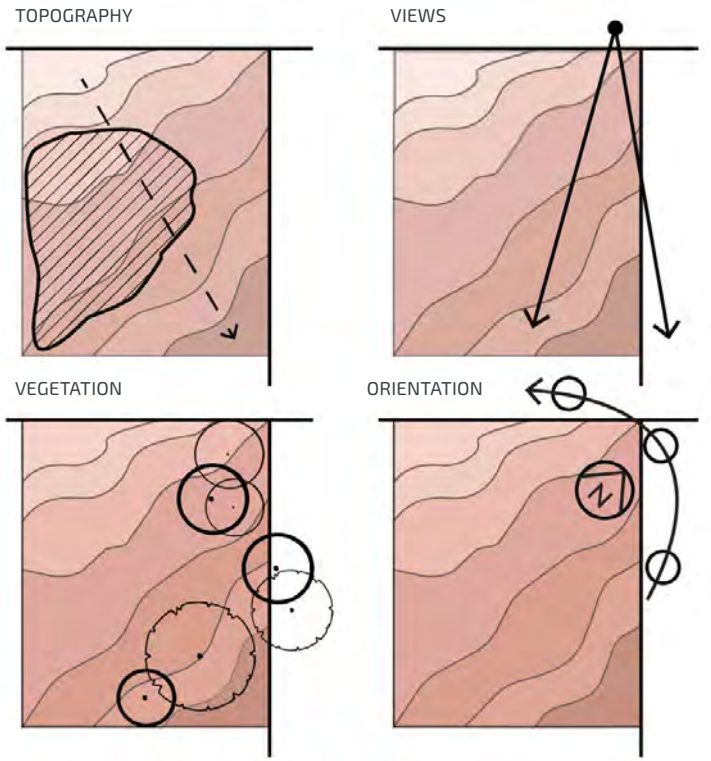
- Solar panels which are located on roof planes should follow the roof pitch and should not be on separate elevated frames which create an undesirable visual outcome.
- Solar panels should be located on roof planes with northern orientation to maximise solar access.
- Dwellings should be designed to use the lot efficiently, maximising outdoor living spaces with north-facing orientation to maximise daylight access.


WIDE EAVES SHOULD BE USED WHERE APPROPRIATE AS PART OF THE DESIGN OF A DWELLING
SOLAR PANELS WHICH ARE LOCATED ON ROOF PLANES SHOULD WHERE POSSIBLE, FOLLOW THE ROOF PITCH
ENCOURAGE LANDSCAPING THAT HAS LOW WATERING NEEDS AND ARE APPROPRIATE FOR THE LOCALITY AND ITS CONDITIONS.
PROVIDED NATURAL LIGHTING IN MORE THAN ONE DIRECTION THROUGH MULTIPLE WINDOWS, SKY-LIGHTS AND DOORWAYS
RE-USE OF NON-POTABLE SOURCES SUCH AS STORMWATER, RAINWATER AND RECYCLED WATER IS ENCOURAGED TO MINIMISE ONGOING WATER CONSUMPTION
DOUBLE GLAZED WINDOWS SHOULD BE USED STRATEGICALLY TO REDUCE ENERGY USAGE
DWELLING DEDSIGN MAXIMISES OUTDOOR LIVING SPACES WITH NORTH FACING DAYLIGHT
RETAIN EXISTING VEGETATION WHERE POSSIBLE
MAINTAIN THE NATURAL GROUND LEVEL OF THE SITE AND MINIMISE THE REMOVAL OF EXISTING FILL

A site analysis is the process of understanding and assessing the physical components of the land you intend to develop.

The purpose of a site analysis is to identify the existing natural features, sensitive interfaces, topography, view lines and other landscape considerations to best ensure a site responsive design is achieved. Topography, views, orientation and vegetation form the foundation of a site analysis.





Topography

Topography is best understood by evaluating the contours of your site. Sites with a significant slope need to be carefully designed to ensure dwellings and landscaping outcomes appropriately respond to the land form condition.

DESIGN OBJECTIVE

To minimise the landscape impact of development by managing the detrimental effects of cut-and-fill, softening visual bulk of built form and designing with the contours of the site.



CHARACTER TYPOLOGY HIGHLIGHT

Lifestyle (Foothills), Bushland Setting and Township (Foothills) sites generally consist of steeper slopes and undulating topographic conditions than other Character Typologies.

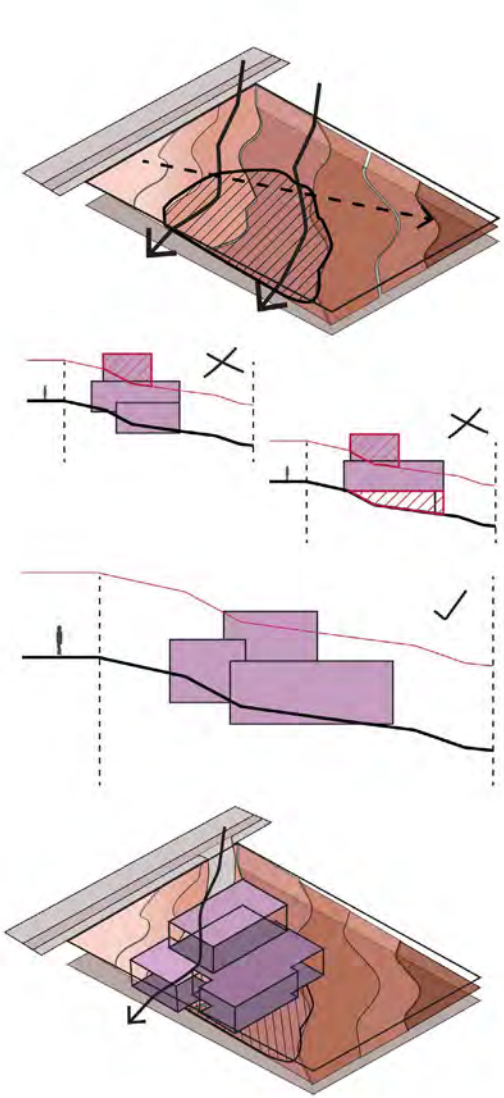
These sites are generally larger and consequently dwellings on these sites are more exposed. These sites should be carefully designed to ensure built form outcomes respond to the contours of the landscape. While not as steep, Lifestyle (Neighbourhood), Rural Setting and Avenue Oriented see some gentle slopes that should also be considered.

DESIGN PRINCIPLES

- Buildings and landscaping should minimise the impact on the natural slope of the site by following the contours of the site or stepping built form or landscaping with the slope.
- Development should avoid excessive benching or cut-and-fill of the site.
- Use the fall of the land to provide basements, undercroft garages or partially underground rooms.
- Wider front and side setbacks should be provided to allow transitioning of driveways and pathways to the dwelling/s.
- Meandering or switchback driveways and paths should be utilised where appropriate to manage access arrangements on steep slopes.
- Development should avoid interrupting natural drainage lines.
- Existing vegetation should be retained especially those with extensive root systems on steep slopes.
- Softer landscaping solutions such as terracing and plantings (low planting and boulders) should be used to manage slope and minimise the need for retaining walls within the front setback or boundary of the lot.
- Retaining walls and batters should be kept to a maximum height of 1.2m, otherwise stepped up into the slope. Landscaping proposed at the base or top of retaining walls should soften their appearance from the street.

WHAT TO LOOK FOR

Orientation of slope, high points, low points, steep areas, plateaus, cross-falls, and natural drainage lines.



Views

Views should be considered in terms of long-range and short-range views; both have equal value in the context of Alpine. A site analysis should identify key sightlines from the public realm (from the footpath, carriageway, lookouts, or public spaces) and from the private realm.

DESIGN OBJECTIVE

To ensure development does not prejudice the ability to appreciate views from the public realm.





CHARACTER TYPOLOGY HIGHLIGHT

Avenue Oriented, Connector, Township (Neighbourhood) and Lifestyle (Neighbourhood) areas attain incidental, short-range views, between dwellings and along view-corridors provided by streets.

Lifestyle (Foothills), Township (Foothills), Rural Setting and Bushland Setting areas being located on higher ground capture more enduring long-range views above dwelling rooflines.

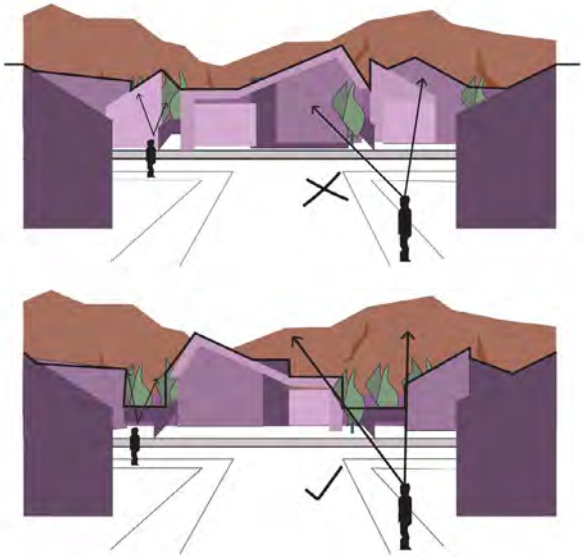
DESIGN PRINCIPLES

- Dwellings should be sited to maintain sightlines to both short and long-range views of the surrounding landscape from within the public realm through the use of generous side and front setbacks.
- Residential lots that are located on highly prominent hills or undulating topography should ensure future built form does not penetrate above the ridge line of the hill and be softened by vegetation around the dwelling.
- Dwelling/s should be oriented and designed to sensitively respond to significant view corridors and vistas.
- Screening should be used as a last resort to protect privacy of neighbours when capitalising on distant views from your private property.
- Private open space should be landscaped to compliment the landforms and views.

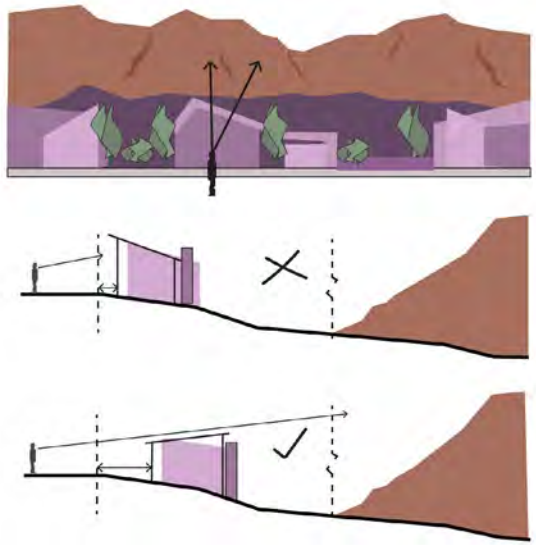
WHAT TO LOOK FOR

Short-range views and long-range views.

SHORT-RANGE VIEWS



LONG-RANGE VIEWS



Orientation

Orientation is defined as the direction of your site in relation to your street frontage. The orientation of the site is important in providing an indication of sun path, wind paths and micro-climate. These factors will influence the siting of your built form, the dwelling/s layout of internal rooms, and the location of private open space. Orientation is a key sustainable design element of built form.

DESIGN OBJECTIVE

To orient built form and landscaping to maximum solar access, shield strong wind paths and strategically locate shaded areas to ensure a sustainable micro-climate.



CHARACTER TYPOLOGY HIGHLIGHT

Orientation plays an important role across all Character Typologies. Lifestyle (Foothills), Township (Foothills) and Bushland Setting may require particular analysis of orientation in relation to the aspect of slope, solar access and overshadowing.

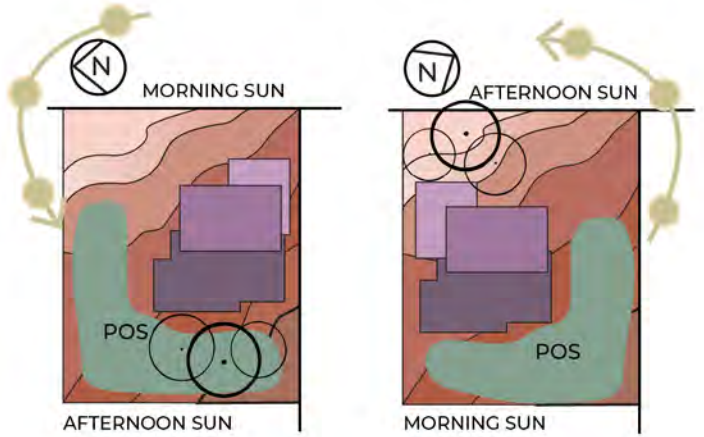
On flatter land within Avenue Oriented, Connector and Township (Neighbourhood) Character Typologies built form orientation is more flexible and can accommodate offset orientation to the street and allow for unique landscape planting opportunities.

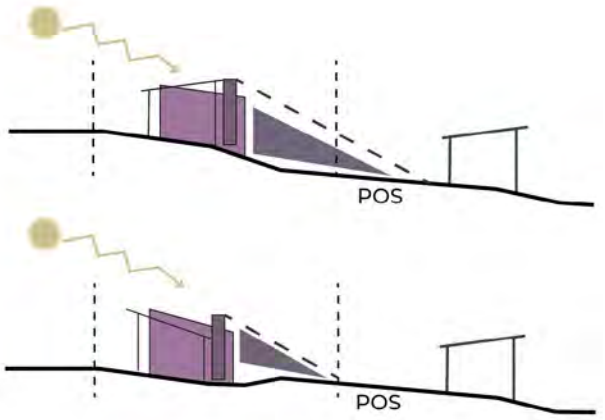
DESIGN PRINCIPLES

- Dwelling/s should be designed to maximise the relationship to the streetscape as a priority. While built form may orient towards key view lines the dwelling/s should not interrupt significant views from other adjacent dwellings.
- Dwelling/s should maximise solar orientation into habitable rooms through the orientation of the building on the lot, and strategic positioning of living areas, windows and landscaping.
- Private open space should be located to the north of the dwelling where possible to maximise solar access.
- The siting and orientation of the development should avoid impacting the solar access of an adjoining property and corresponding private open space.

WHAT TO LOOK FOR

A general northern aspect and the north-facing windows or private open space of adjoining properties.





Vegetation

The natural vegetation existing on a site is very important given the context of Alpine. Development should integrate, highlight & accentuate vegetation in most instances. Vegetation including trees, canopy cover and anticipated tree root zone, should be marked onto the site plan to assist during the design process, including consideration of any vegetation outside of property boundaries.

Different trees have different characteristics – the spread of leaves, the speed of growth, the spread of roots, falling of leaves etc. All these features will vary from tree to tree and will also play a major role in the function and feel of a site and its influence on a design. Bushfire management is also a consideration when assessing existing vegetation and the location of built form, noting all townships are located within a bushfire prone area. Vegetation should be approached through both bushfire considerations and preferred character outcomes, aiming for a balanced outcome that supports the enhancement of Alpine's landscape while ensuring a low-fuel environment.

DESIGN OBJECTIVE

To retain significant vegetation, particularly those that contribute to neighbourhood character, and enhance and strengthen the presence of vegetation.



CHARACTER TYPOLOGY HIGHLIGHT

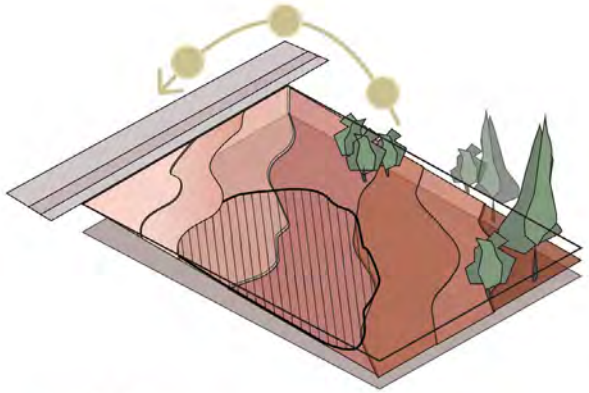
The vegetation seen within each Character Typology is significantly different, however, Avenue Oriented, Township (Neighbourhood and Foothills) and Bushland Setting have a higher degree of established and significant vegetation that requires protection.

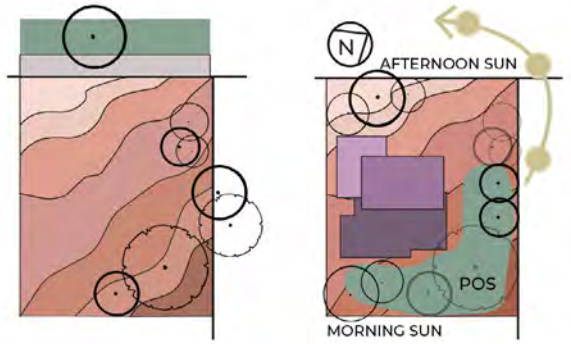
DESIGN PRINCIPLES

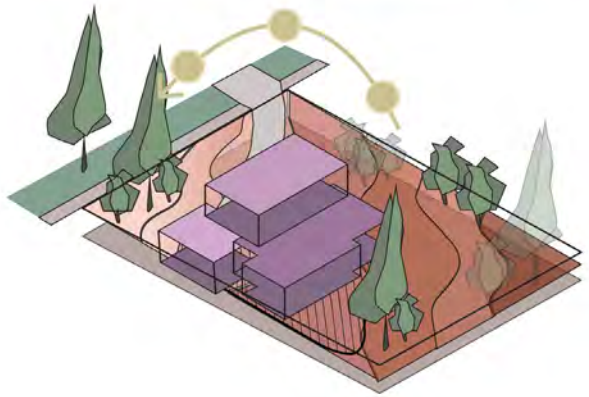
- Existing established trees and vegetation with landscape amenity or biodiversity values within and adjacent to the lot, in common property, front setbacks or public open space should be protected and retained. Note: Tree removal will only be considered if the tree compromises development and no other options are available; justification to the satisfaction of Council should be provided.
- Protect and strengthen vegetation on steeply sloping sites that assist to prevent erosion including ground covers and plants with substantial root systems.
- Where there are no existing trees proposed for retention on the site, at least one advanced canopy tree per dwelling should be planted to provide shade and amenity for future residents and contribute to the broader amenity of the neighbourhood.
- Bushfire management requirements must be met when identifying location of existing vegetation and designing for new developments. Refer CFA Plant Selection Key (Plant Selection Key Interactive CFA (Country Fire Authority) to assist with selection of Firewise tree varieties.

WHAT TO LOOK FOR

All vegetation within the property boundary, on adjoining property boundaries and within the street must be identified, this includes vegetation/tree location, type (foliage cycle, native/exotic), size, for trees the trunk diameter and tree heights. Bushfire management requirements must also be considered.







Avenue Oriented

Large, mature oaks, elms, poplars, maples, bunya and Monterey pine line the street verge and in the private realm there are mature, medium-sized dogwood and chestnut trees with ornamental flowering plants such as cherry blossom, roses and camellia.



Township (Neighbourhood)

A mix of established, medium -sized screening vegetation is planted within the private realm which merges with the street verges including pencil pine, lily pilly and silver sheen hedging as well as ornamental flowering plants including wattle, cherry blossom trees, roses, agapanthus, and camellia.



Lifestyle (Neighbourhood)

Poplars and callery pear are the prevailing trees both in the private and public realm. Other vegetation within the private realm is generally low-lying and includes a variety of native ground covers and grasses such as muhly, as well as some exotic plants such as the cabbage tree and yucca.



Bushland Setting

Large, established native eucalyptus including blue and red gum, and varieties of wattle trees predominate both the private and public realm as well as native grasses and ground cover.



Mixed Use

Juvenile and maturing maples of different species varieties line the street medians as well as native grasses and ground cover. Vegetation on properties is generally limited to ornamental shrubs in planter boxes and pots.



Connector

A mix of medium-sized exotic trees including oaks, elms, poplars, maples, bunya and crepe myrtle lining the street verge as well as native, mature eucalypt trees and melaleucas. The private realms where planted, contain more ornamental flowering plants including wattle, cherry blossom, roses and camellia.



Township (Foothills)

A mix of established, medium -sized screening vegetation is planted within the private realm which merges with the street verges including pencil pine, lily pilly and silver sheen hedging as well as ornamental flowering plants including wattle, cherry blossom trees, roses, agapanthus, and camellia.



Lifestyle (Foothills)

Similar to Lifestyle (Neighbourhood) Poplars and callery pear are the prevailing trees both in the private and public realm, with the addition of mature eucalypt trees scattered throughout and a variety of exotic screening vegetation.



Rural Setting

Large, established native eucalyptus, and varieties of wattle trees predominate both the private and public realm, ornamental flowering plants are common within the domestic curtilage of the properties.



Responding to Neighbourhood Character

A principal objective of the Alpine Shire Design Guidelines is to protect and enhance the key characteristics of the region. Responding to the Key Characteristics of Bright is not aimed at preventing change, rather it intends to encourage respect of character and help in delivering outcomes that are sympathetic to the local context.

Development that considers these key characteristics will ultimately deliver on outcomes that reflect Alpine's Neighbourhood Character Statement. In responding to the Key Characteristics it is the objective of the Design Guidelines that development:

Responds to undulating Topography

Preserves celebrated Avenues of Trees

Strengthens the diverse Vegetation and Landscape Elements

Respects the predominant short and long-range Views

Integrates and reinforces the organic Streetscape Elements that are unique to Alpine

Reflects the prevailing Subdivision Pattern including lot size, form and built form orientation

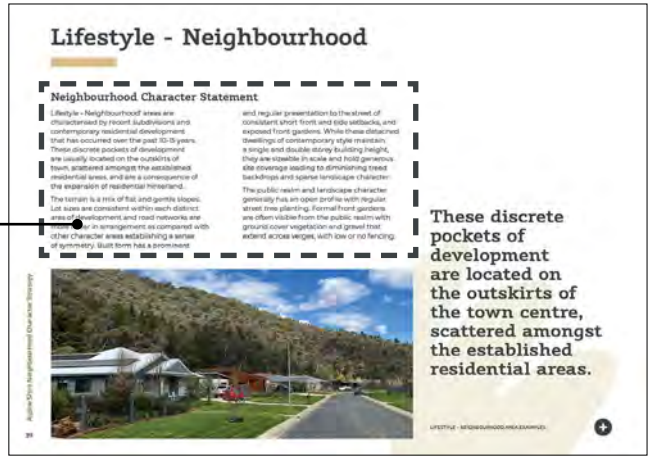
Facilitates Built Form outcomes that are sensitive to the dominant landscape context



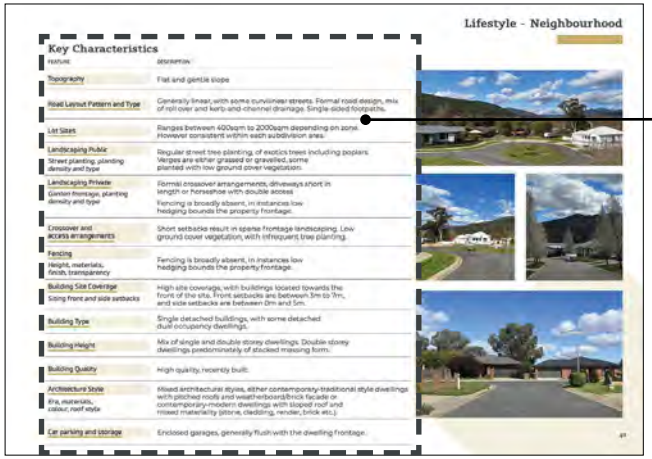


How to Read the Neighbourhood Character Typologies

Neighbourhood Character Statement

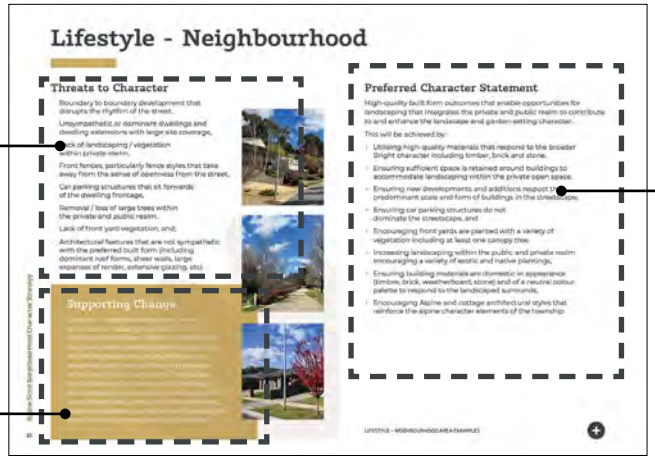


Key Characteristics

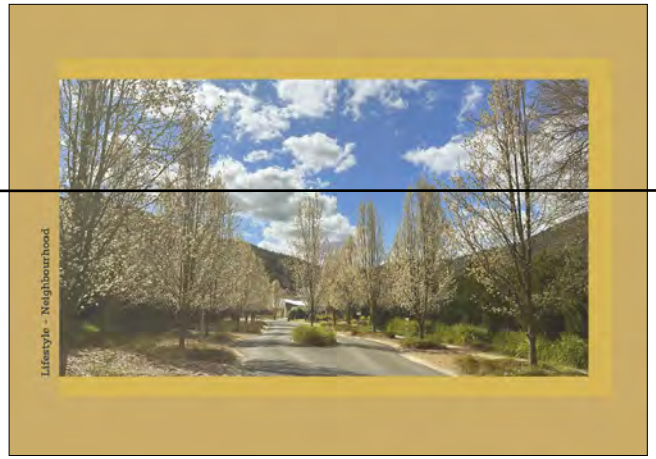


Threats to Character

Supporting Change



Preferred Character Statement



Responding to Neighbourhood Character

The following steps will guide a development response to neighbourhood character.

STEP 1. IDENTIFY YOUR NEIGHBOURHOOD CHARACTER TYPOLOGY

Use the Character Typology Plan for the township where your site is located to identify which of the nine Neighbourhood Character Typology areas your site corresponds to.

If your site is not located within one of these typology areas identify the most comparable typology that matches the existing and surrounding context.



STEP 2. UNDERSTAND YOUR NEIGHBOURHOOD CHARACTER TYPOLOGY

The Neighbourhood Character and Landscape Statement, and Key Characteristics paint a picture of the specific Neighbourhood Character typology area.

The Neighbourhood Character and Landscape Statement provides a descriptive statement for each Character Typology which describes its unique **qualitative features** that contribute to the character of the area. Contrastingly, the Key Characteristics provide insight into the **quantitative features** that inform the Neighbourhood Character Typology.

Example: Lifestyle - Neighbourhood

Neighbourhood Character and Landscape Assessment

Built form has a prominent and regular presentation to the street of consistent short front and side setbacks, and exposed front gardens.

Key Characteristics

- Low ground cover vegetation, with infrequent tree planting
- Front setbacks are between 3 to 7 metres
- Side setbacks are between 0 and 5 metres
- Double storey dwellings predominately of stacked massing form.

STEP 3. MITIGATING AGAINST CHARACTER THREATS

Threats to character should be mitigated against when a development is responding to Neighbourhood Character. Threats to character are an important consideration when interpreting the Alpine Design Guidelines.

As well as the broad threats to character facing Alpine, each Character Typology area within the Neighbourhood Character Strategy have more specific character threats that development should consider.

STEP 4. SUPPORTING BUILT FORM CHANGE

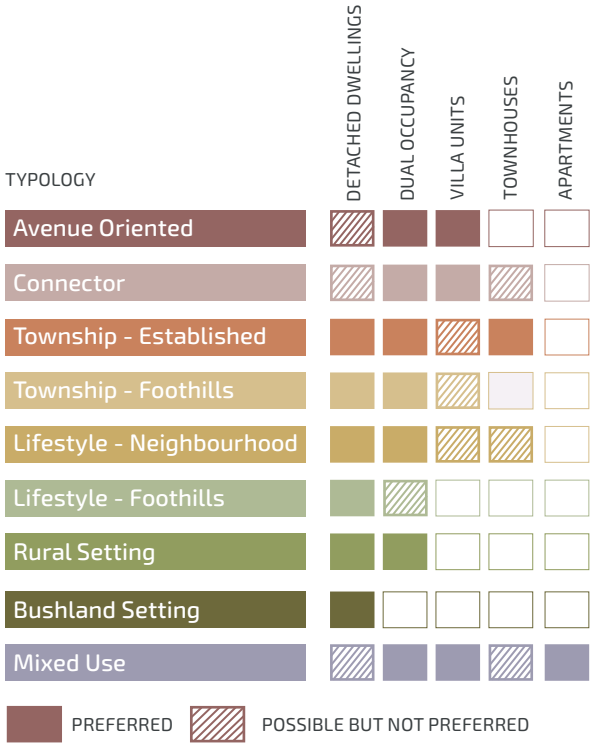
Implementing objectives for neighbourhood character and landscape does not necessarily mean development and growth should be limited. Rather, a guide, to ensure neighbourhood character is considered in the process of facilitating change.

Supporting Change within the Neighbourhood Character Strategy aims at improving housing supply and diversity within Bright through supporting more diverse housing typologies, such as dual occupancy, units, townhouses, and apartments.

Supporting change means to meet the diverse housing needs of current and future residents of Bright, as well as short-stay visitors and long-term residents including single people, families, downsizers, key workers, and the like.

Each Character Typology area will have a varied capacity to accommodate development change depending on context and the specific character elements they offer as outlined within the 'Supporting Change' statement within each typology.

The recommended built form outcomes within Alpine are as follows.



STEP 5. ALIGN WITH THE PREFERRED CHARACTER STATEMENT

The purpose of the Preferred Character Statement is to outline an ideal character condition for the area . It considers a combination of the existing character and future character, with the objective to respectively protect and enhance the Neighbourhood Character Typology.

In aligning with the preferred character, any future development must consider character threats and recognise where the site is located within its Character Typology area, and its location in relation to any other adjoining Character Typology areas.

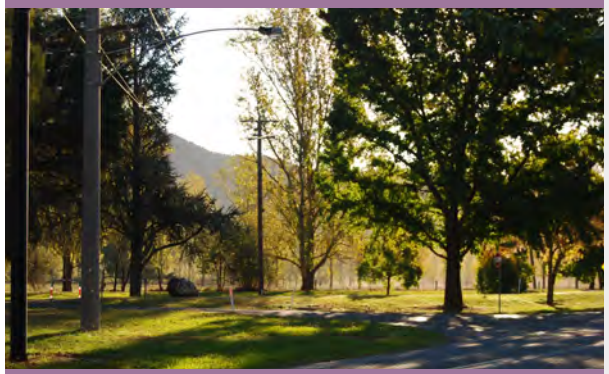
Designing to Preferred Character

Designing new development to preferred character works to support housing diversity while responding to and preserving valued elements of neighbourhood character. The following section provides design objectives and design principles for designing new development to respond to streetscape, built form and landscaping outcomes, with specific reference to character typologies.

DESIGN OBJECTIVE

To integrate development with existing streetscape by designing to and reflecting the prevailing streetscape character.





Streetscape

The streetscape includes the carriageway, footpath, drainage channel, verge and vehicle access, and terminates at the property boundary sometimes delineated by a front fence. Streetscape configuration (length/width), style (informal/formal) and interaction with its adjoining properties (including dwelling siting, setbacks, landscaping, and fencing) informs the experience of a streetscape.

CHARACTER TYPOLOGY HIGHLIGHT

Avenue Oriented	Long and wide configuration, formal style, mixed sense of enclosure and openness.
Connector	Long and wide configuration, formal style, sense of openness.
Township - Established	Short and narrow configuration, informal style, sense of openness.
Township - Foothills	Short and narrow configuration, informal style, sense of openness.
Lifestyle - Neighbourhood	Long and narrow configuration, formal styles, sense of openness.
Lifestyle - Foothills	Long and wide configuration, formal style, sense of openness.
Rural Setting	Long and narrow configuration, informal style, sense of openness.
Bushland Setting	Long and narrow configuration, informal style, mixed sense of enclosure and openness.
Mixed Use	Long and wide configuration, formal style, sense of openness.

WHAT TO LOOK FOR

The configuration, style, experience and street interface with adjoining properties.

DESIGN PRINCIPLES

- Development should respond to the configuration of the streetscape. Streets that have a wider carriageway (>16 metres) can absorb built form closer to the frontage boundary subject to adequate planting of vegetation within the property frontage and within the street verge and substantial landscape elements.
- Where a formal footpath is absent there is an opportunity for property frontages to blend within the street verge through landscaping.
- Existing trees within the streetscape (nature strip) should be protected from new development and appropriate tree protection zones should be applied.
- Street trees should be planted in the streets established pattern. In the absence of an established pattern, trees should be planted at 8m intervals, where possible, to maximise shade, cover and continuity of canopy cover.
- Development should respect the style (informal/formal) and experience (open/enclosed) of the streetscape, see comparison below. Where the street is informal (swale drainage, no footpath) front landscaping, crossovers and fencing should similarly reflect this style (gravel crossover, open/style rural fencing.

Sense of Openness

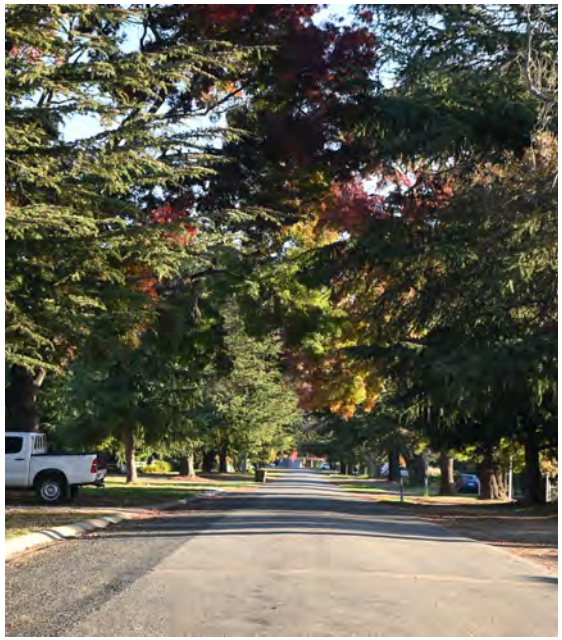
Maintain a sense of openness within the street and between dwellings by mimicking the average front and side setbacks of adjoining properties.



- Avoid using front fencing.
- Provide formalised crossovers in line with adjoining access to the street.
- Provide planting to the edge of the carriageway to maintain a formal, garden style interface with the street.

Sense of Enclosure

Maintain a sense of enclosure within the street, provided by the existing street canopy trees, by ensuring their retention.



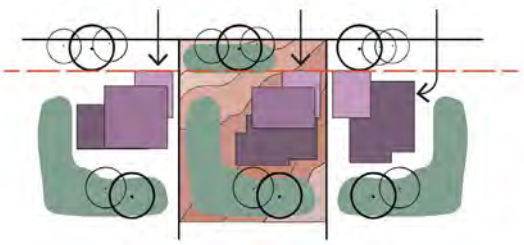
- Avoid using front fencing, or provide low to medium height, open / rural-style front fencing.
- Provide crossover design and treatment that aligns line streetscape character.
- Maintain a sense of openness at the interface with the street by ensuring generous front and side setbacks.

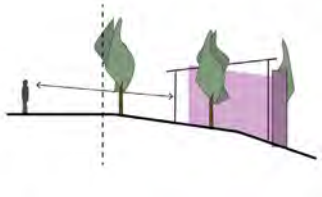
Designing to Preferred Character

Streetscape Integration

DESIGN PRINCIPLES

- Cross overs should be located to minimise the impact on existing vegetation and provide appropriate space / buffers / tree protection zones for existing and additional tree planting(s).
- Built form setbacks should respect the streetscape rhythm by following the average side and front setbacks of the adjoining built form along the street.
- Where there is a significant level difference between the site and the street, the design should seek to maintain a visual relationship between the dwelling and the street by ensuring windows on the front façade are visible from, and look onto, the street.
- Dwellings should actively engage with the street to promote passive surveillance of the street. Dwellings on corner sites should be orientated to the primary frontage whilst also addressing the secondary street frontage through large windows or access, where appropriate.
- Development adjacent open space should address this interface as the primary frontage.
- Front setbacks should be landscaped to compliment the streetscape and at least one advanced canopy tree be planted within the front setback, where possible.
- Hard paving (driveways, paths and car parking) should not dominate the front setback or negatively impact on existing trees, with large expanses of concrete to be avoided.
- Communal areas of multi-unit developments visible from the public realm, should be landscaped to compliment the streetscape with at least one advanced canopy tree planted within the front setback or along internal private access or driveway, where possible.





Front fencing and retaining walls

DESIGN PRINCIPLES

- No fencing or non-combustible fencing are preferred, particularly on larger lots, to provide a lower fuel outcome responding to bushfire considerations.
- Front fencing should not dominate the streetscape. It should be at least 50% transparent, comprise of natural tones, and respond to the fencing height of the adjoining neighbourhood character context, generally between 0.5 and 1.2 metres
- Large continuous expanses of fencing and/ or retaining walls, should be discouraged
- Using vegetation to define the public and private realm is encouraged, including between adjoining properties in lieu of fencing
- Where retaining walls are used in lieu of front fencing, they should generally be less than 1.2 metres in height and should incorporate natural elements





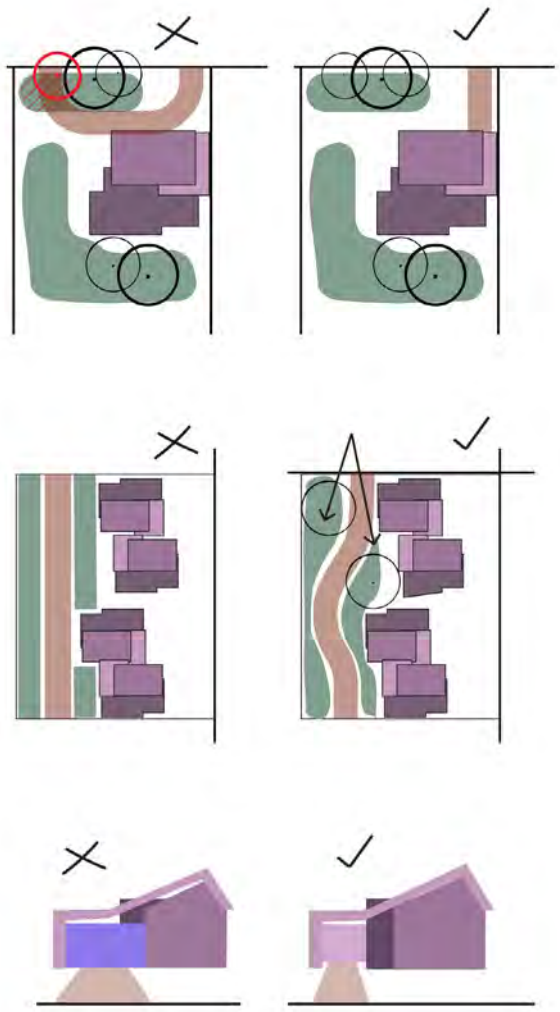




Access and Vehicle Storage

DESIGN PRINCIPLES

- Vehicle storage should be discrete and read as secondary to the dwelling/s from the streetscape.
- Multiple double crossovers should be discouraged unless in direct response to constraints and the visual impact is minimised through appropriate landscaping.
- Siting of vehicle storage (garages and car ports, entrances to basements) should be located behind the entrance to the dwelling/s where the site topography allows for it.
- In multi-unit developments, the number of crossovers and car parking should not compromise the quality of the streetscape or limit the ability to plant street trees within the verge.
- For multi-unit developments, internal private access roads or shared driveways should be designed to establish opportunities for internal vistas and landscape nodes within the development.
- At-grade car parking associated with multi-unit and apartment developments should be avoided. Where they cannot be avoided, they should be concealed from views from the streetscape.
- Design of vehicle storage should integrate with the design of the dwelling.
- Cross overs should be located to minimise the impact on existing vegetation and provide appropriate space / buffers / tree protection zones for existing and additional tree planting(s).
- Design view lines along shared driveways to minimise the dominance of hardscape areas. This may be achieved through offsetting shared driveways / private access roads and strategic placement of landscaping.











Designing to Preferred Character

Built Form

Built form, in the context of the Alpine region, requires careful response to landscape and existing neighbourhood character. It includes consideration of site coverage, siting, building typology (single, dual occupancy, multi-units, apartment), building height, scale, quality, architectural style, roof form, materiality, colour scheme and vehicle parking and storage. Broadly the design and siting of built form requires careful balance between meeting technical standards whilst ensuring it does not dominant elements in streetscape views.

DESIGN OBJECTIVE

To design built form to respond to the character and context of the site condition and to allow for opportunities to enhance the character and context of the site.

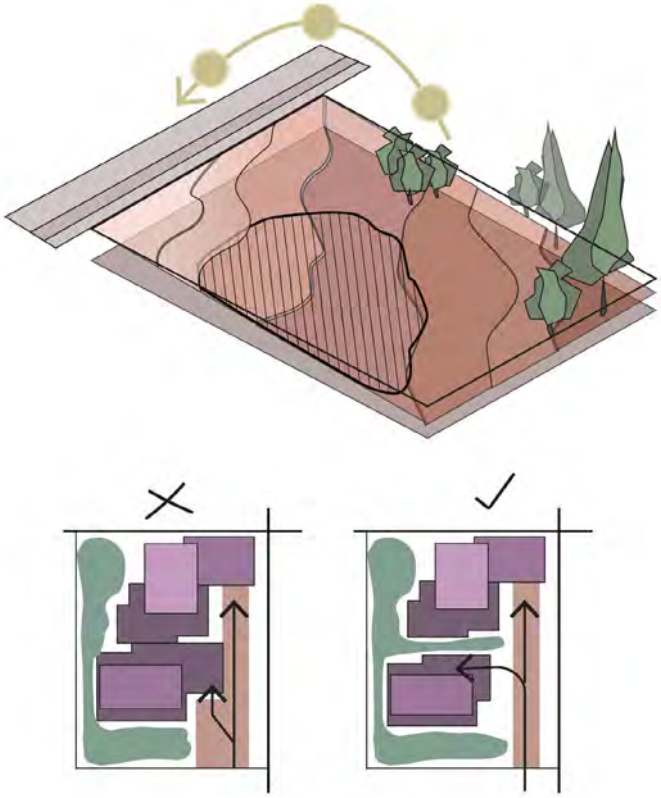




Built Form Siting

DESIGN PRINCIPLES

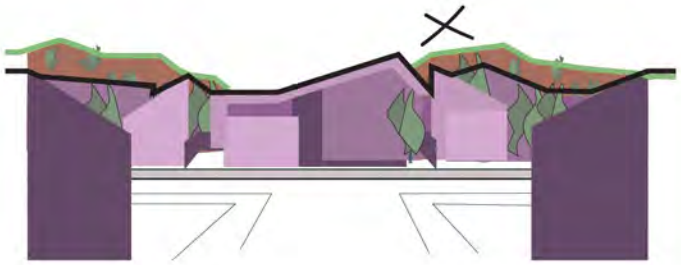
- Siting of built form should reflect the setbacks of its adjoining neighbourhood character context.
- Built form should be sited to avoid extensive cut and fill, maintain significant view lines from the street, maximise efficient solar access, respond to streetscape configuration, retain existing and established vegetation and respond to bushfire requirements.
- Buildings sited on a slope should minimise the use and visual intrusion of retaining walls and barriers.
- Secondary dwellings associated with dual occupancy developments on long sites should be located behind the dwelling fronting the street to ensure development presents as a single dwelling from the street.
- Multi-unit and apartment developments should be sited to minimise built form presence from the street where possible.
- Siting of services supporting services and utilities within the usable area of private open space should be avoided. Services should integrated in the built form or screened through landscaping, minimising their visual impact.

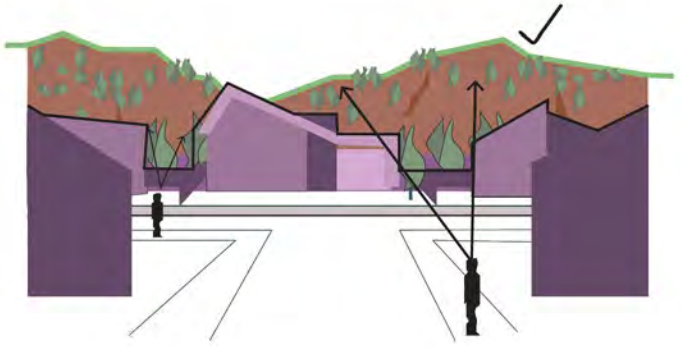


Building Height, Massing and Scale

DESIGN PRINCIPLES

- Building height should respond to the prevailing height as seen from within the streetscape.
- Building height that exceeds the prevailing building height of the street should offer an increase in housing diversity, and must respond to siting, form and massing related principles.
- Buildings near ridge tops should be designed to not protrude above the ridgelines when viewed from lower areas.





- Built form massing and scale should read secondary to vegetation and landscape within the streetscape and broader landscape context. Design new buildings and extensions so as not to exceed the predominant tree canopy height.
- Second storey and upper levels should be setback or forward from the ground level to provide increased built form articulation.
- Sheer walls should be located against the slope of the land to avoid exposed and dominant built form massing within the landscape.
- In townhouse, multi-unit and apartment developments, dwellings should be designed to stagger up and down the slope to sit more sensitively in the landscape (split level or stepped, stumps, pavilion style housing etc).
- Where a string of dwellings is proposed to front a street, a suite of architectural elements should be used to reduce the appearance of bulk and differentiate individual dwellings whilst maintaining a consistent architectural thread.
- Where multiple dwellings are proposed along a streetscape, the bulk of the built form should be managed through staggering of the façades, varying setbacks, articulation, setbacks of a second storey and gaps in the built form at regular intervals





Designing to Preferred Character

Detailed Design, Style and Quality

DESIGN PRINCIPLES

- Design dwelling/s to reflect the Alpine architectural styles that reinforce the role of key alpine tourist routes, including cottages, chalet, cabin or lodge-style dwellings.
- The architectural style of multi-unit, townhouses and apartments should be selected to respond to prevailing neighbourhood character.
- Eaves should be incorporated into the design of dwelling/s to provide shade, articulation and visual interest.
- Front door of a dwelling should be visible from the street and/or clearly defined path and include covered verandahs or porticos to highlight and provide shelter to the entry.
- Strategically locate windows and living areas to maximise solar orientation into habitable rooms.
- Architectural elements that promote interaction between the private and public realm such as porches, balconies, bay windows, pergolas and verandahs should be included in the dwelling design.
- Roof forms should respond to the prevailing rooflines of pitched/hipped, A-frame, gable and skillion.
- Wide eaves are appropriate where they do not dominate the dwelling.

Materiality and Colour

DESIGN PRINCIPLES

- High-quality, easily-maintained, sustainable and durable building materials that respond to the weather conditions of the alpine area.
- A restrained materials palette that is responsive to landscape context and considers colour, tone and texture of the surrounding landscape. Avoid use of many different materials.
- Garage doors should be in tones that compliment the dwelling.
- Colour scheme should be neutral and earth coloured finishes.
- Contemporary style buildings should use contemporary materials and architectural forms, and where appropriate reference the materiality, architectural elements and proportions of dwellings in the street.
- All gutters, rain head overflows and down pipe profiles or treatments should be integrated into the design and materials of the dwelling.
- Use materials in retaining walls and batters that are compatible with the natural landscape.



Designing to Preferred Character

Landscaping

Landscaping influences the interface between the public and private realm and has the ability to significantly enhance an existing streetscape and the preferred character of an area.

Landscape design can assist in reducing the bulk and scale of buildings by softening the built form and re-introducing a connection to natural surrounds. Landscape can also assist in controlling micro-climates and enhancing biodiversity and habitat values. As such, landscaping should be considered from the early stages of the development.

DESIGN OBJECTIVE

To provide high quality landscaping that positively contributes to the streetscape and amenity of the area, retains healthy and valued trees and supports sustainable and biodiverse landscapes.



Landscaping

DESIGN PRINCIPLES

- Retain vegetation where possible to provide shade to private open space areas and add amenity to the development and broader neighbourhood.
- Make use of landscaping and canopy trees to reduce the visual impact of the building from the street and adjoining sites.
- Prioritise the planting of canopy trees in front and rear setbacks. Ensure that deep soil zones are provided in these areas for large canopy trees growing to full size at maturity.
- Incorporate planting, landscape treatments and materials that are consistent with the prevailing streetscape or reflect the preferred strategic significance of surrounds.
- Maintain the dominance of the landscape over built form.
- Ensure areas for landscaping are included along driveways to soften their appearance from the street.
- Where there are no existing trees proposed for retention on the site, at least one advanced canopy tree per dwelling should be planted to provide shade and amenity for future residents and contribute to the broader amenity of the neighbourhood.
- Prioritise the retention of healthy and valued trees and vegetation on-site, particularly where located in areas that can be practically accommodated as garden spaces such as the front or rear setbacks of sites.
- Include Water Sensitive Urban Design (WSUD) features (e.g. rain gardens) as part of the landscaping, particularly where substantial hardscaping is proposed
- Dwelling/s should avoid planting of known weed species and use native plantings, particularly if located close to creeks, waterways or conservation areas.
- Where housing density is increased, planting on structures (e.g. raised planter boxes, vertical gardens, and green roofs) is encouraged.
- Landscape design should consider bushfire management requirements when selecting species and materials, as well as their respective location within the site, aiming to create low-fuel environments and reduce bushfire hazards.

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