ALPINE SHIRE COUNCIL

NEIGHBOURHOOD CHARACTER STRATEGY

Initial Consultation Material

July 2024



Neighbourhood Character Strategy

Mesh Planning was engaged by Alpine Shire Council to undertake the Alpine Neighbourhood Character Strategy (the NCS) comprising a Neighbourhood Character Assessment, Implementation Plan and Design Guidelines to support the protection and enhancement of Alpine's neighbourhood character and 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 Alpines landscape and streetscape character
3. Define a preferred future character for residential areas that have commonalities, identified as Character Typology Areas.
4. Develop Design Guidelines to provide certainty to the community and development industry of intended built form and landscape outcomes for residential development, and
5. Set an Implementation Plan for neighbourhood character and support Council decision-making for future residential development.

The Strategy 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 bring both residents and visitors to Alpine's four service townships.

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 for this Strategy includes all residentially zoned land within four Alpine service township boundaries:

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

The townships have been defined as per the Land Development Strategy (LDS) framework plans; however, some discrete residential areas adjacent to the township boundaries have been considered as well.

While the four townships are clear examples of the Alpine region character, each presents a unique combination of character typologies within their boundaries. Each township has been assesed based on the following character typologies:

Avenue Oriented

Connector

Township - Established

Township - Foothills

Lifestyle - Neighbourhood

Lifestyle - Foothills

Rural Setting

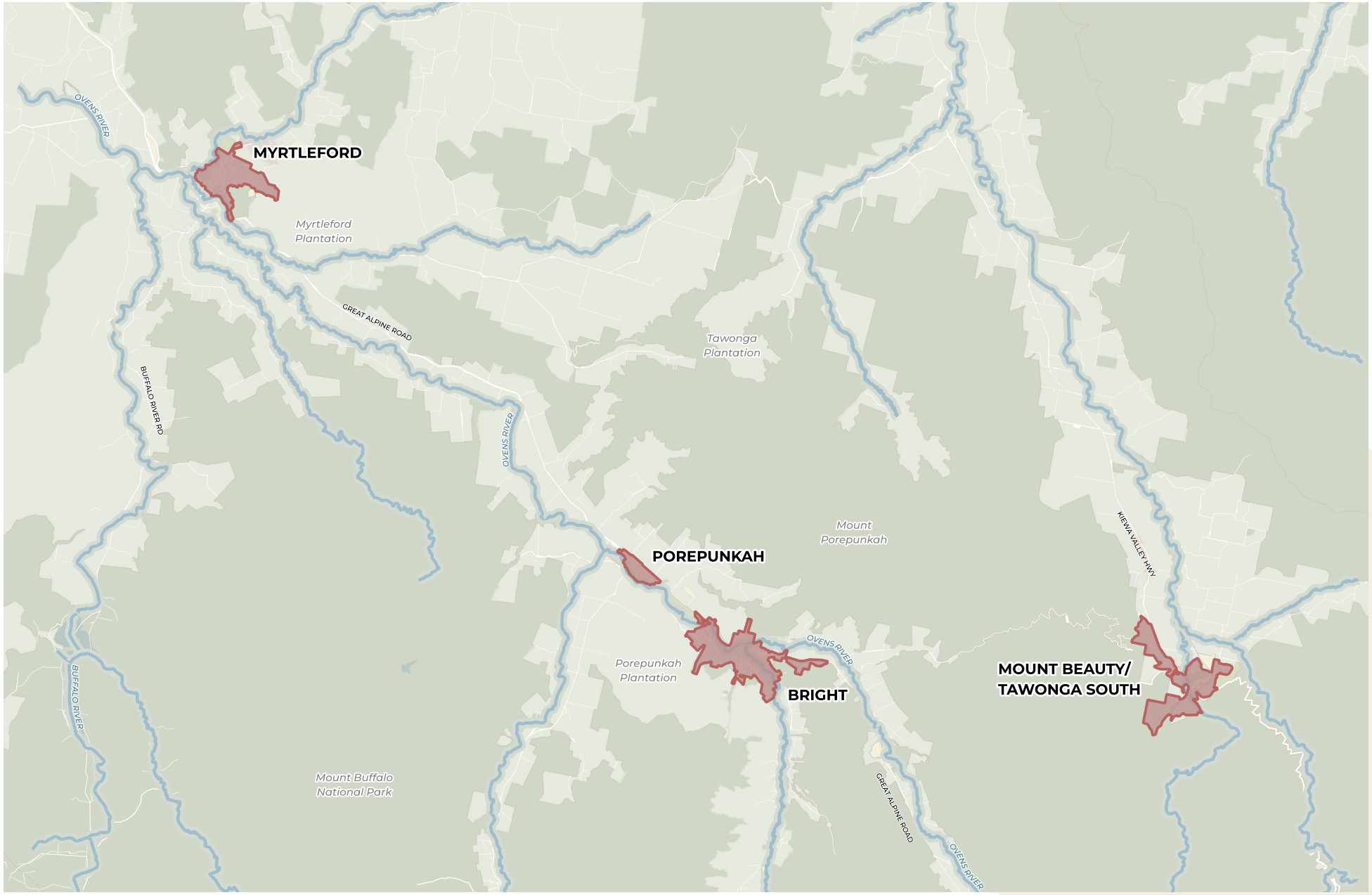
Bushland Setting

Mixed Use

This document presents key information regarding the Strategy for initial engagement with the community, including:

- Neighbourhood Character Typologies
- Development Context in Alpine
- Township Typology Plans

Context Plan



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 treed 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.

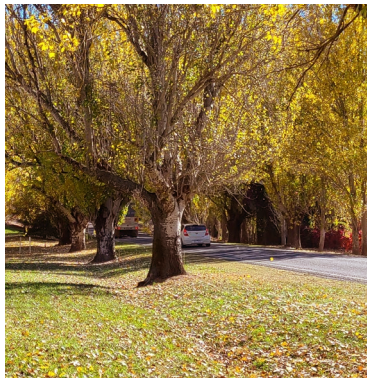
EXAMPLE OF BRIGHT’S TREE LINED AVENUES

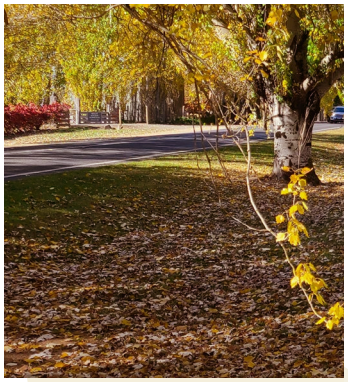
Key Characteristics

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 treed avenue including Cyprus 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











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 Hwy, 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

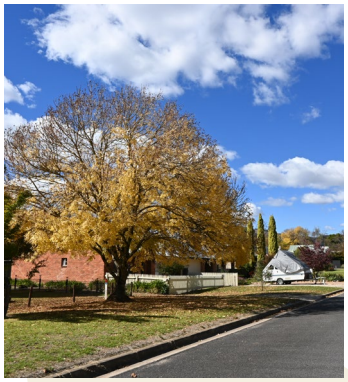
Includes areas along key roads that play a major role in the township’s street network, including roads that act as gateways in and out of town.

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 native trees such as maple and cyprus with some scattered exotic 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









Township - Established

Neighbourhood Character Statement

The ‘Township - Neighbourhood’ 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 by infrequent street tree plantings. 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 an openness afforded by infrequent street tree plantings.

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 - 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 dwell-ings.









Lifestyle - Neighbourhood

Neighbourhood Character Statement

Neighbourhood Lifestyle' 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 treed 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.



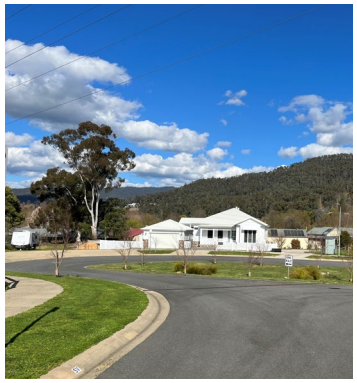
These discrete pockets of development are located on the outskirts of the town centre, scattered amongst the established residential areas.

NEIGHBOURHOOD LIFESTYLE 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 - Foothills

Neighbourhood Character Statement

‘Foothills Lifestyle’ 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 ‘Foothills Lifestyle’ 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









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 and/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

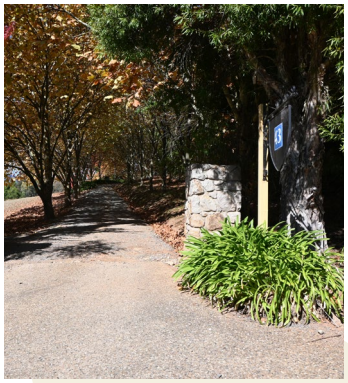
Characterised by a feeling of openness afforded by large rural living style lots with considerable stretches of cleared land.

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









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 to11,000sqm.
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.









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 for-mal 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.







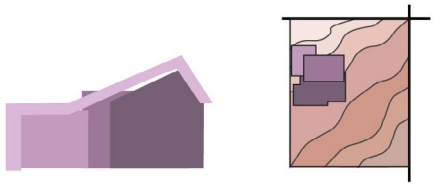


Development Context in Alpine

Supporting diverse forms of housing can work to improve affordability and meet the diverse housing needs of current and future residents. The graphic provided illustrates the possible housing typologies within Alpine Shire's service townships.

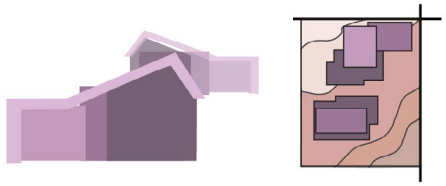
BUILDING TYPOLOGY

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.



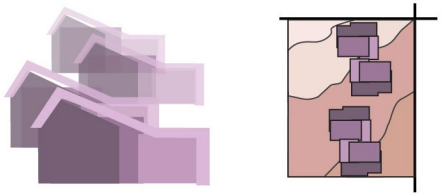
DETACHED DWELLING

A single, standalone dwelling on a lot.



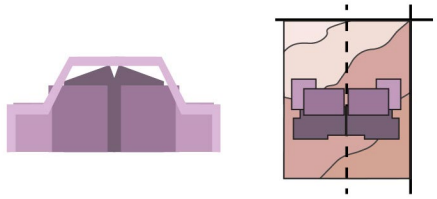
DUAL OCCUPANCY

Two dwellings on a lot under a single title. These may be detached or semi-detached dwellings and can share features.



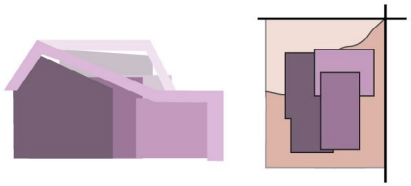
VILLA UNITS

Detached or semi-detached multi-dwelling developments, that share a common driveway



TOWNHOUSES

Attached multi-dwelling developments, either on individual lots or strata title.



APARTMENTS

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

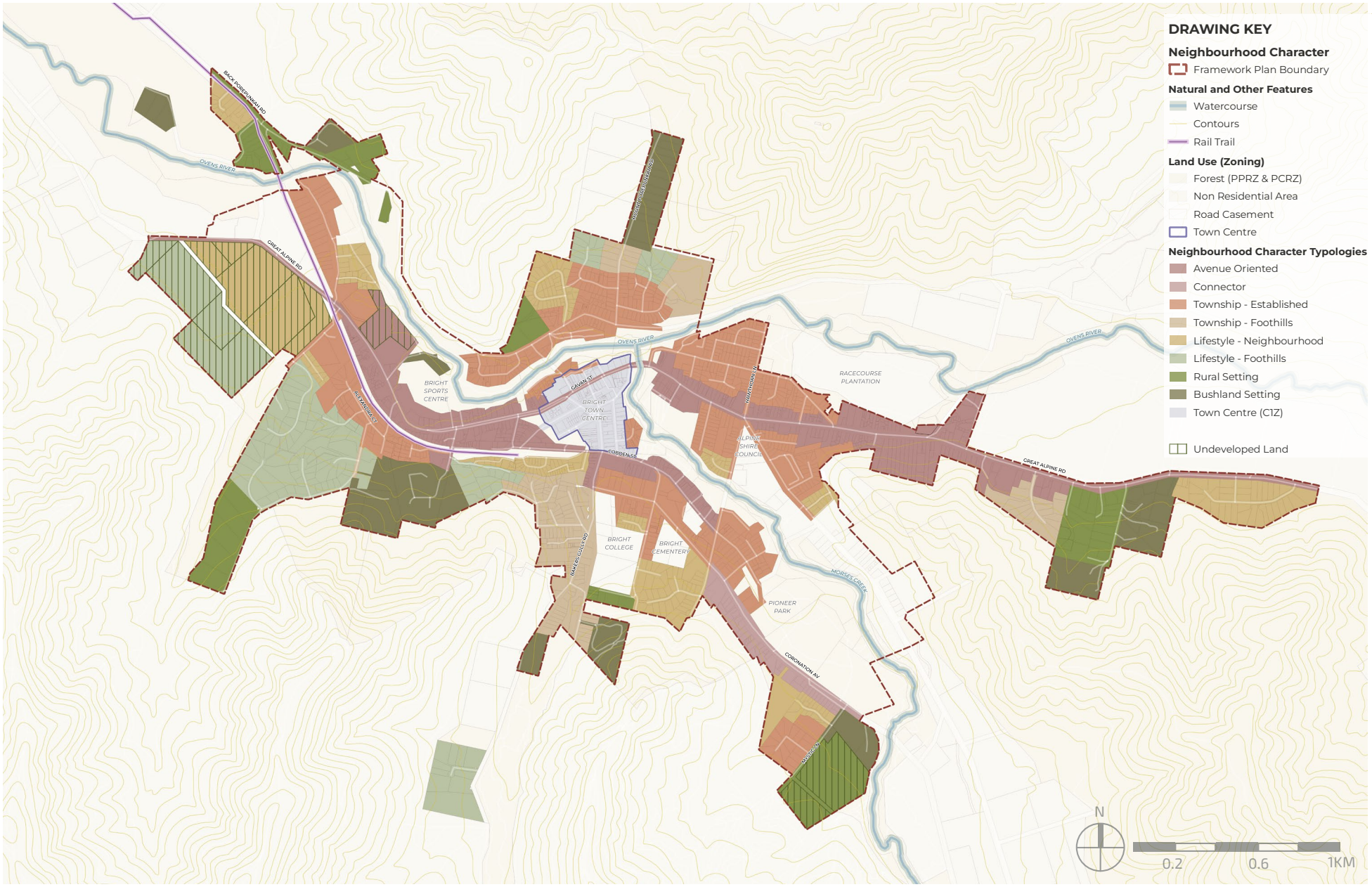
Township Typology Plans

The following plans show the neighbourhood character assesment for different townships, where typologies have been assigned to all residential land based on their streetscape and landscape characteristics. The townships assesed are:

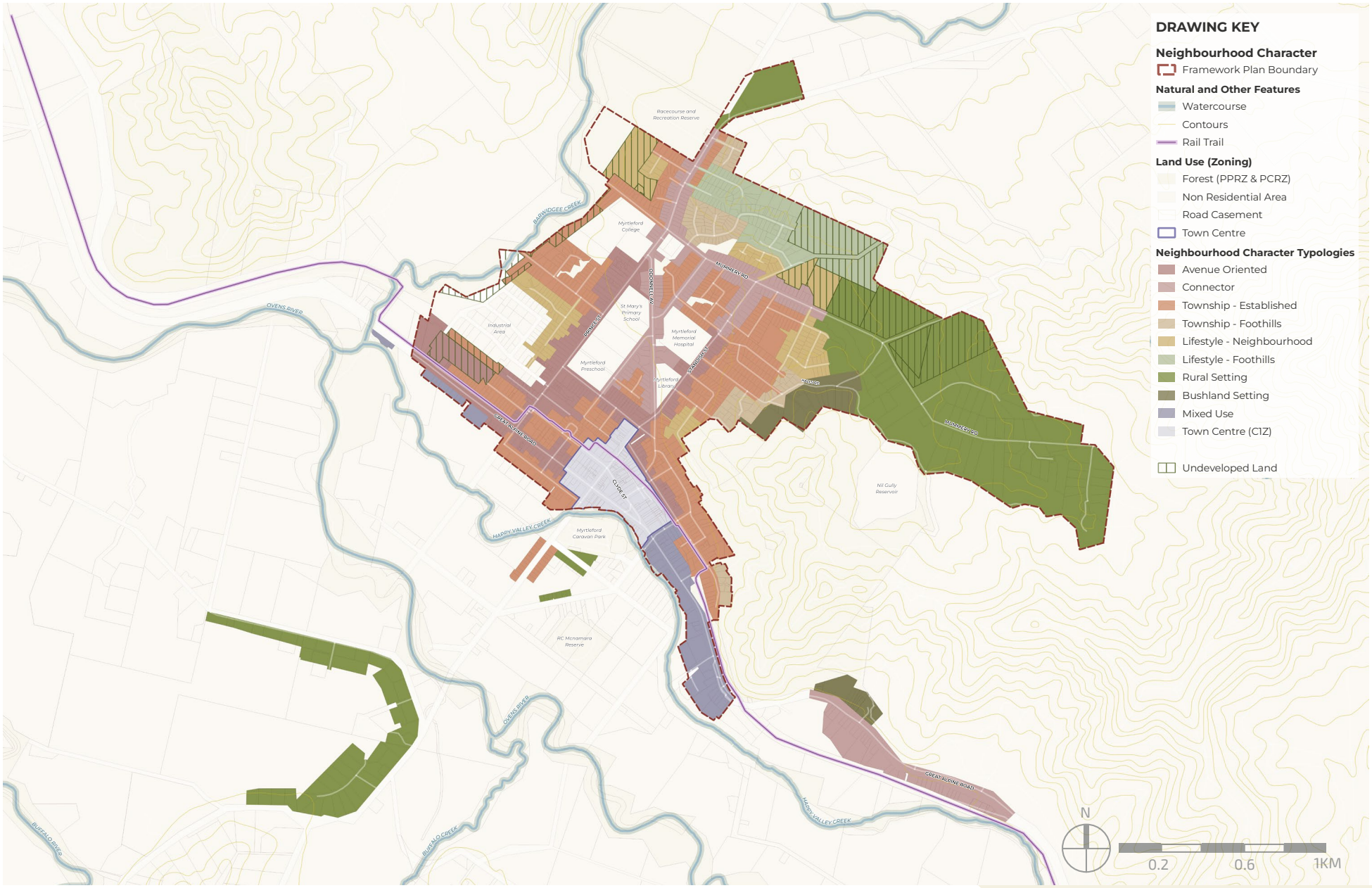
Bright
Myrtleford
Mount Beauty/Towonga South
Porepunkah



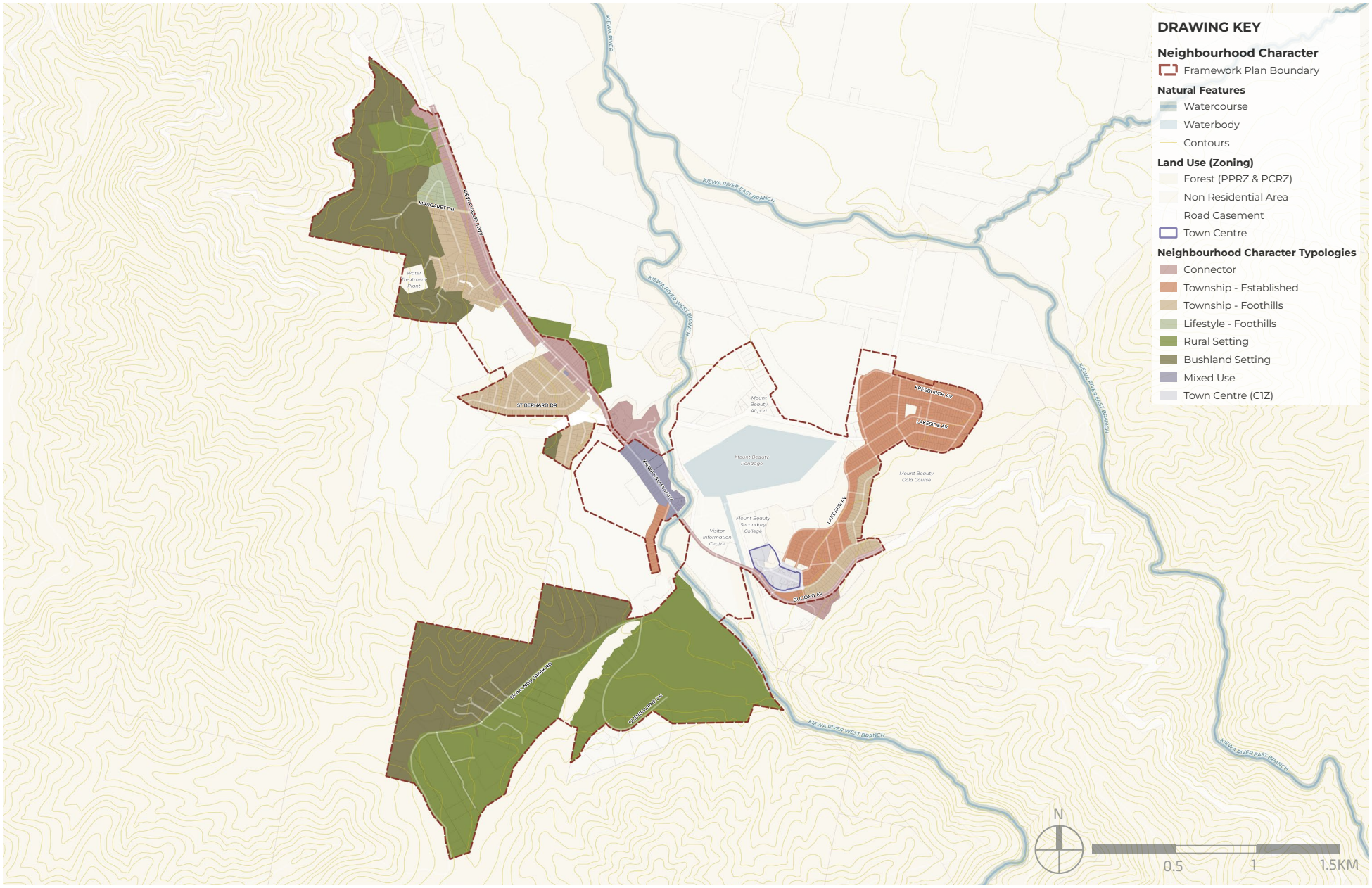
Bright Character Typology Plan



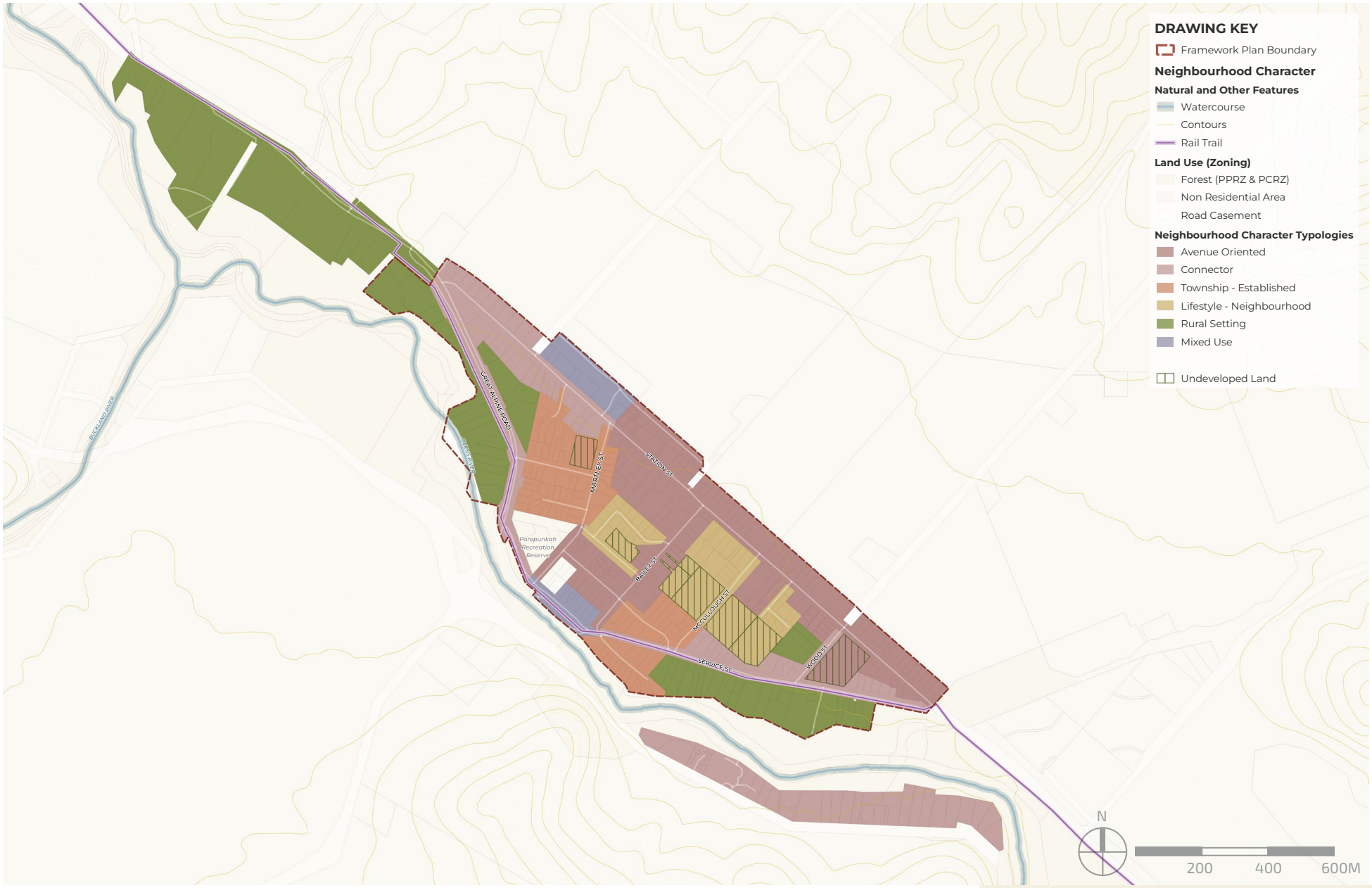
Myrtleford Character Typology Plan



Mount Beauty/Tawonga South Character Typology Plan



Porepunkah Character Typology Plan



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

© Mesh Liveable Urban Communities Pty Ltd 2023
This work is copyright. Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any process without written permission from Mesh Livable Urban Communities Pty Ltd