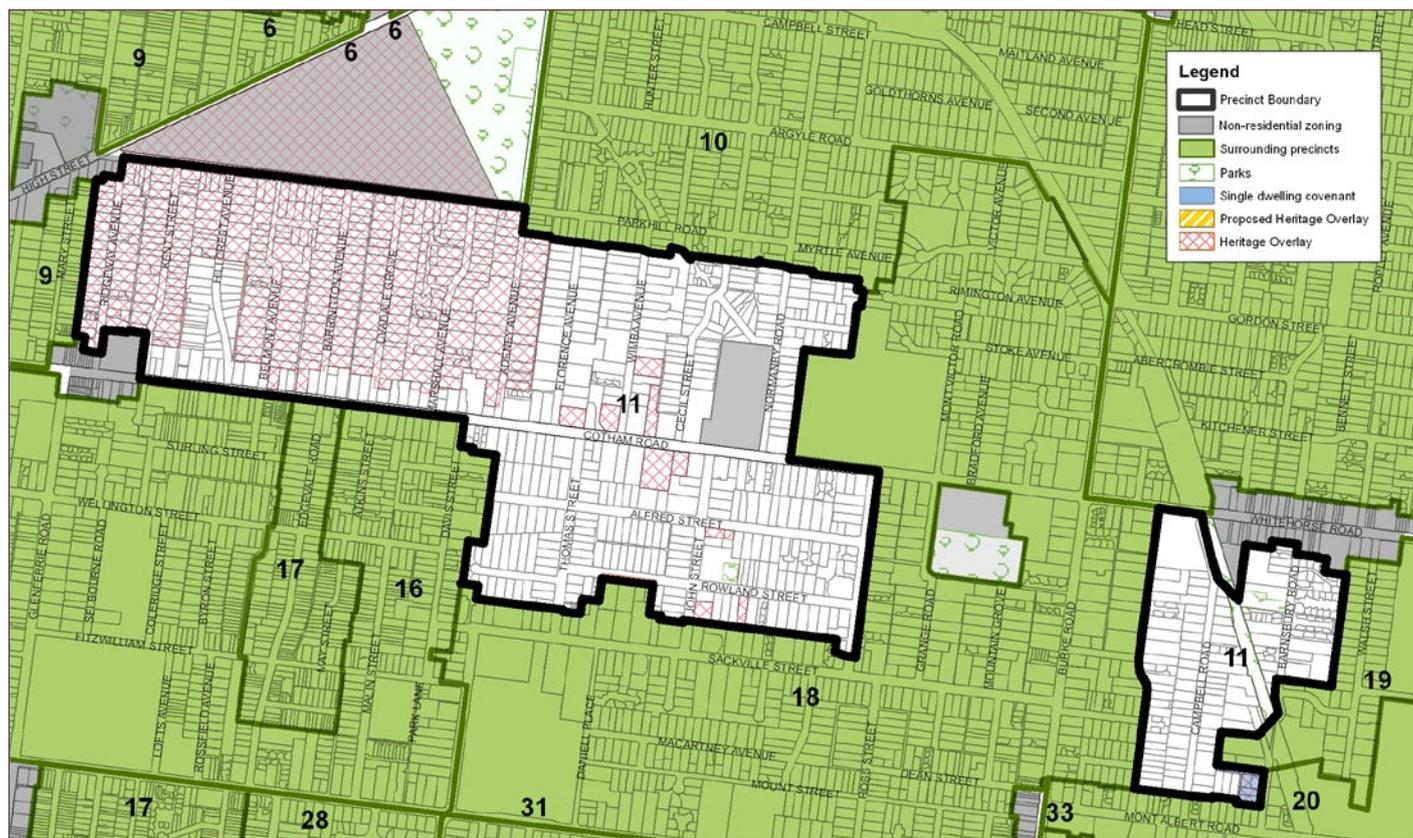


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 11 contains a hilly portion of Kew, south of the Boroondara Cemetery, as well as Campbell and Barnsbury roads in Deepdene.

Housing styles in the precinct include 1 and 2 storey Federation and interwar bungalows, particularly in the Barrington Avenue heritage area (HO142), Victorian houses, such as in Belmont Avenue, and contemporary, rendered brick dwellings that often exhibit period reproduction detailing. There are also some two storey apartment buildings and villa units throughout the precinct.

Dwellings are generally detached and are setback 1 to 3m from side boundaries, however setbacks of less than 1 metre are also present. Front setbacks are 5 to 9m, and front fences are predominantly of a medium height. Lot frontages are generally around 15m wide, however variations to this exist across the precinct. Most dwellings have a pitched roof. Car parking structures are generally located to the side of dwellings.

While the size of rear gardens varies, mature vegetation and large trees feature throughout. The eastern section of the precinct is crossed by a reserve, formerly the Outer Circle rail line, which creates an open space corridor.

Street trees are large in number and are of a mixed type, creating a boulevard feel. Footpaths and nature strips cover the vast majority of the precinct on both sides of the street, creating a high quality public realm.

Design Guidelines

KEY CHARACTERISTICS

- Mix of Federation, interwar and contemporary housing;
- Increasing presence of period reproduction design in some areas;
- Mixture of 1 to 2 storey dwellings;
- Pitched roofs;
- Medium to large front setbacks;
- Mature street trees in most streets;
- Generously landscaped front gardens;
- Medium height front fencing; and
- Well vegetated rear gardens of various sizes.

PREFERRED CHARACTER STATEMENT

To facilitate contemporary design that integrates with and enhances the precinct's historic buildings, 1 and 2 storey scale and well vegetated, garden setting. This will be achieved by:

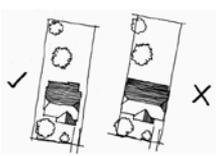
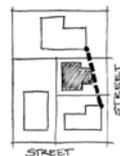
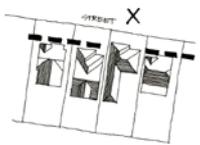
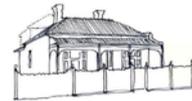
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing streetscape rhythm.
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Encouraging contemporary design in preference to period reproduction architecture;
- Maximising soft landscaping and minimising areas of hard surfaces;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape; and
- Encouraging low or open style front boundary treatments.

THREATS/ISSUES

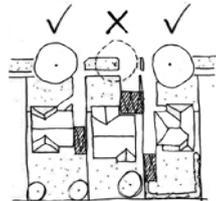
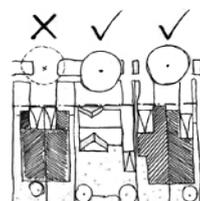
- Loss of historic buildings;
- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- Dominant new dwellings and upper level extensions;
- Period reproduction building design;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street; and
- Removal / loss of large trees.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	<ul style="list-style-type: none"> To maintain and enhance the landscaped setting of dwellings. 	<ul style="list-style-type: none"> Ensure front gardens incorporate soft landscaping that complements the streetscape. Ensure the retention of large trees. 	<ul style="list-style-type: none"> Removal of large trees. Front gardens dominated by hard surfaces. Loss of front gardens. 	 <p><i>Encourage landscaped gardens</i></p>
SITING	<ul style="list-style-type: none"> To maintain and enhance the existing streetscape rhythm. To maintain the existing backyard character and enhance the area's leafy feel. 	<ul style="list-style-type: none"> Ensure buildings are setback no less than the average distance of the front setback of the adjoining properties on either side or 9m, whichever is less. Ensure buildings in the heritage overlay are setback in line with or behind the adjoining heritage buildings in accordance with Council's Heritage Policy. Ensure buildings are setback from both side boundaries in accordance with the prevailing streetscape spacing. Ensure buildings are sufficiently setback from rear boundaries to maintain the open, backyard character of the immediate area where this exists. Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention of large trees. Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings. 	<ul style="list-style-type: none"> Dwellings set too far forward. Boundary to boundary development. Dwellings built to or close to their rear boundary with other residential properties. 	 <p><i>Side setbacks</i></p>  <p><i>Siting on corner sites</i></p>  <p><i>Front setbacks</i></p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the existing one and two storey scale and pitched roof character of the precinct. To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm. 	<ul style="list-style-type: none"> Ensure new buildings are composed of facades that are no more than two storeys high to the street. Ensure buildings incorporate roof forms that integrate with the pitched roofs in the street. Ensure upper level additions to historic dwellings are sited and designed to minimise their visibility. 	<ul style="list-style-type: none"> Three storey façades to the street. Flat or curved roofs. Large bulky buildings or extensions that dominate the streetscape. Symmetrical presentation of side by side townhouses. 	 <p><i>Maintain 1 & 2 storey streetscape scale</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Minimise visibility of upper level extensions</i></p>  <p><i>Avoid symmetrical design</i></p>  <p><i>Avoid 3 storey facades</i></p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and facade articulation integrates within the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Ensure materials, colours and façade articulation, including the size and spacing of windows, integrates with the streetscape. Ensure new dwellings and visible additions complement the historic buildings in the precinct. Ensure roof lines of new buildings, extensions and additions incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. Period reproduction design. 	 <p><i>Integrate with heritage streetscapes</i></p>  <p><i>Avoid bland design</i></p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To encourage low to medium front fences that maintain views of front gardens. To ensure fences in front of heritage properties are appropriate to the era and design of the house. 	<ul style="list-style-type: none"> Ensure front fences are no more than 1.5m or the average fence height of the four properties on either side (whichever is less). Ensure the retention of original front fences where heritage overlays apply. Front fences along declared main roads (RD1Z) may be up to 2m in height where this is consistent with the prevailing fence height on the neighbouring properties. 	<ul style="list-style-type: none"> High solid front fences. Fence designs that are inappropriate to the era and design of the dwelling. 	  <p><i>Avoid high front fences</i></p>
CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the loss of front gardens and the dominance of car parking structures. To ensure basement garages do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> Ensure car parking structures, including entrances to basements, are setback at least 1m behind the dwelling facade and are designed to minimise their prominence. Ensure basements project no more than 0.5m above natural ground level, unless the finished floor level of abutting properties is greater than 0.5m. Where possible, locate the entry to basement garages to the side or rear of dwellings so they are not visible from the street. 	<ul style="list-style-type: none"> Driveways and car parking structures that dominate front setbacks or obscure views of the dwelling. Adjoining garage doors facing the street in side-by-side townhouses. Basement ramps that commence at the street frontage. Basement garages that result in buildings with a 2.5 to 3 storey appearance from the street. Driveways, basements and ramps that cover the extent of the site. 	 <p><i>Location of car parking structures</i></p>  <p><i>Avoid adjoining garages</i></p>

General Information

ABOUT THE NEIGHBOURHOOD CHARACTER STUDY

This Precinct Statement was completed in 2012. The methodology involved a review of the Residential Urban Character Study from 1996 as well as substantial community consultation and fieldwork. As a result of this review the City's residential areas have been divided into 75 precincts.

The common characteristics of each area in terms of building scale, setbacks, building style and form and the area's landscape character were taken into account when determining the boundaries of each precinct.

The resulting Neighbourhood Precinct Character Statements describe the existing character of each precinct as well as the precinct's preferred future character.

Those characteristics most valued by the community were reflected in the preferred character statements. The accompanying design guidelines table provides direction for new buildings which ensure future development assists in achieving the area's preferred character.

The Boroondara Neighbourhood Character Study is based on an analysis of existing neighbourhood character and does not take into account other planning policy objectives such as housing capacity, access to services and sustainability.

HOW THE PRECINCT STATEMENTS WILL BE USED

The Precinct Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required (e.g. for single dwellings on lots over 500m²), the Precinct Statements will be used when assessing report and consent applications to vary the siting requirements of the Building Regulations.

New development proposals will be assessed against the directions contained in the "objective", "design response" and "avoid" columns in the design guidelines Table of Elements. Proposals will need to demonstrate how they meet the objectives in the table if they do not meet the relevant "design response" or "avoid" criteria.

With the exception of the guidelines relating to rear garden character, the view from the street will be used to assess consistency with the design guidelines. Existing development that does not comply with the design guidelines should not be used as a precedent when designing new buildings or building extensions.

RELATIONSHIP TO OTHER POLICIES AND GUIDELINES

The Precinct Statements will be used in conjunction with other policies and guidelines in the Boroondara Planning Scheme.

Where a conflict occurs between the Precinct Statements and an existing Design and Development Overlay or Council's Heritage

Policy, the provisions of the Design and Development Overlay or Council's Heritage Policy will take precedence.

Glossary

CHARACTER ELEMENTS IN DESIGN GUIDELINES TABLE OF ELEMENTS

- **Building Height and Form** – refers to building height (as measured from natural ground level), roof form and the massing of building elements.
- **Building Materials and Design Details** – refers to external building materials, façade articulation and design elements such as verandahs, awnings, window configurations and eaves.
- **Car Parking Structures** – refers to the presence and location of on-site car parking structures such as garages, carports, driveways and uncovered car spaces.
- **Front Boundary Treatment** – refers to the presence, height and style of front fences.
- **Lot Frontage** – refers to the width of lots.
- **Siting** – refers to front setbacks, side setbacks and the area's rear garden character.
- **Vegetation** – refers to the trees and landscaping on the site.

GENERAL TERMS

- **'Box'-like** – refers to a building with proportions and detailing that give the building a box-like appearance. Typical characteristics include sheer two storey walls, no or narrow eaves, a symmetrical, un-articulated front facade and a low pitched or flat roof form with parapet detailing.
- **Historic Buildings** – refers to early buildings that date from the establishment of the area or that are important to the area's history.
- **Heritage Buildings** – refers to historic buildings that are subject to statutory protection through a Heritage Overlay or the Victorian Heritage Register.
- **Period Reproduction Design** – refers to design that incorporates mock heritage detailing such as Mock-Georgian and Mock-French Provincial elements.
- **Front Setback** – The distance between the front property boundary and the dwelling, categorised as:
 - **Small:** 0 to 5 metres
 - **Medium:** 5 to 9 metres
 - **Large:** 9+ metres
- **Front Fence Height:**
 - **Low:** 0.5 to 1.2m high
 - **Medium:** 1.2m - 1.5m high
 - **High:** over 1.5m high
- **Roof Forms:**
 - **Flat** – refers to a roof with a gradient of 10 degrees or less.
 - **Pitched** – refers to a roof with two slopes that meet at a central ridge.
- **Multi-Unit Dwellings:**
 - **Flats / Apartment Buildings** – refers to several dwellings contained in a multi-storey structure.
 - **Town Houses** – refers to dwellings of 2 or more storeys that have their own entrance and private yard, but which adjoin another dwelling.
 - **Villas** – refers to groups of dwellings which have their own entrance and private yard, which may or may not adjoin another dwelling, but which generally share common areas such as driveways and car parking.

FURTHER INFORMATION

Understanding Planning Terms Information Sheet, City of Boroondara, (search for this title at <http://www.boroondara.vic.gov.au>).

What house is that? A Guide to Victoria's Housing Styles, Heritage Victoria, (search for this title at <http://www.dpcd.vic.gov.au/heritage>).

ResCode provisions, Clause 54 and 55 of the Boroondara Planning Scheme at <http://planningschemes.dpcd.vic.gov.au/boroondara/home.html>.