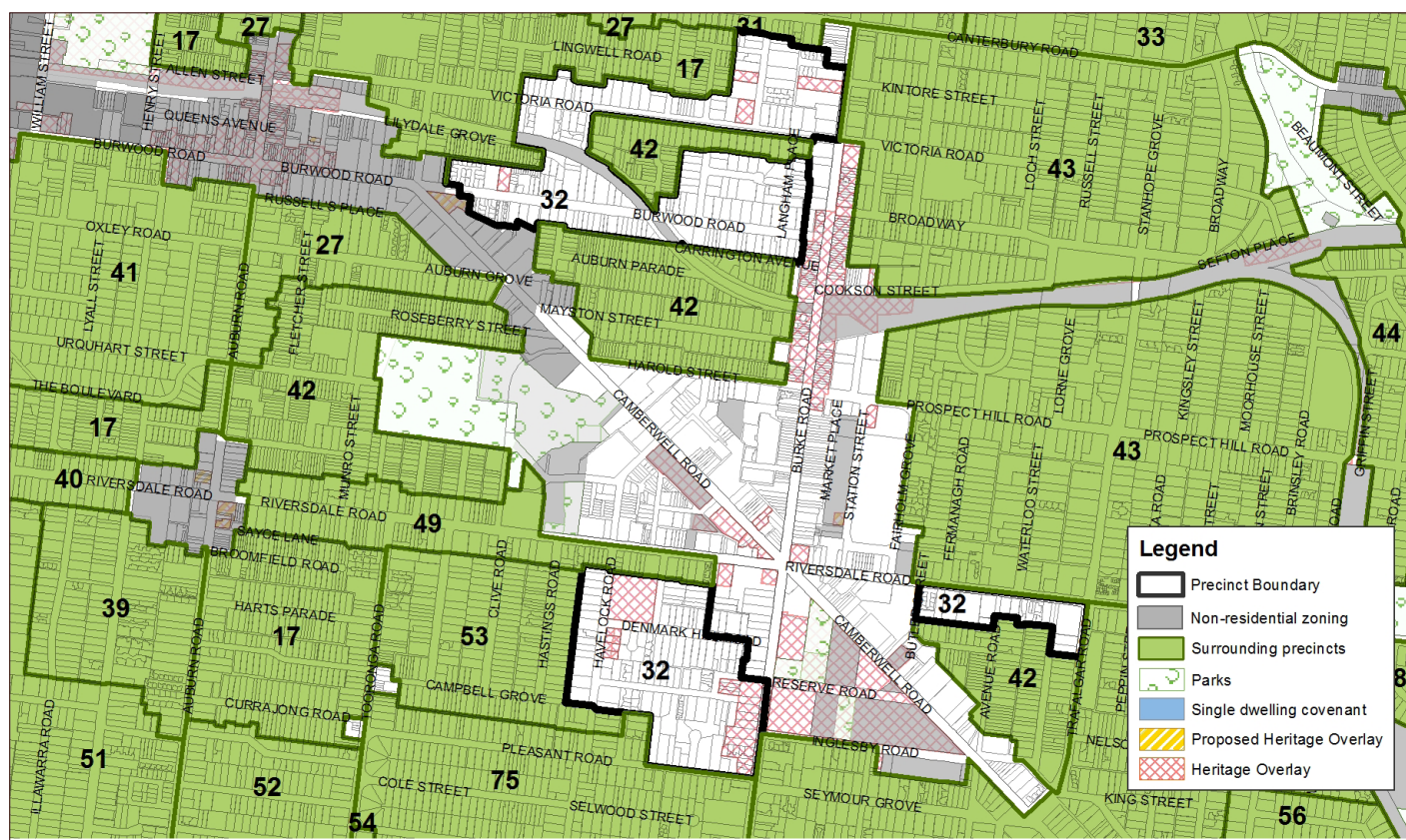


Precinct Statement

Adopted 24 September 2013, Re-adopted 23 May 2016



DESCRIPTION

Precinct 32 comprises three separate areas of Camberwell and Hawthorn East. One area extends south-west of the Camberwell Junction Activity Centre and is bordered by Pleasant Road, Havelock Road and Riversdale Roads. A small part of this component of the precinct forms part of the Burke Road heritage overlay area (HO144) which is significant for its mixture of Victorian, Federation and interwar dwellings and apartments.

Another component of Precinct 32 is situated behind the northern end of the Camberwell Junction Activity Centre, west of Burke Road.

The third portion of the precinct extends

along Riversdale Road east of the Junction.

Overall, this precinct is highly varied. Building styles include detached dwellings, 1 and 2 storey Edwardian and contemporary houses and 2 and 3 storey interwar and post war walk up flats. The width of lots varies from less than 5m in some streetscapes to over 10m for allotments containing larger single dwellings or apartment buildings. Front setbacks also vary from less than 5m to 9m in some instances.

Most dwellings are detached, however many dwellings are set close to each other with side setbacks of 1m or less.

Most front fences are of a low to medium height.

Building materials vary, however brick is common. While most historic dwellings have pitched roofs, flat roofs are common on the precincts walk up flats.

While the size of front and rear gardens varies, most properties contain some mature trees or vegetation. This, coupled with the street trees and grassy nature strips, softens the precinct's otherwise eclectic character, contributing to the area's shady, leafy feel. The rail line crossing the northern section of the precinct also contributes to the character of the area.

Design Guidelines

KEY CHARACTERISTICS

- Mixture of 2 and 3 storey apartment buildings and 1 and 2 storey detached dwellings;
- Variety of building eras and styles;
- Small to medium front setbacks;
- Low to medium high front fences; and

PREFERRED CHARACTER STATEMENT

To facilitate development of a diverse range of housing that integrates with the scale and form of buildings in the precinct, which respects the historic houses in the area and enhances the landscape setting of dwellings.

This will be achieved by:


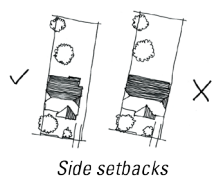
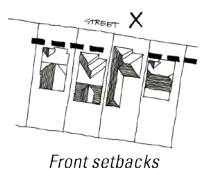
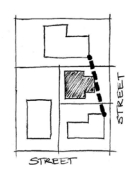
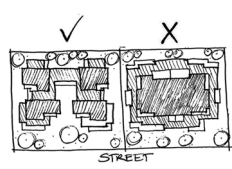
- Encouraging the retention of large trees;
- Ensuring low or open style front fences;
- Ensuring buildings are consistently setback from the front boundary to retain and enhance the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape;
- Encourage design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape; and
- Maximising soft landscaping and minimising areas of hard surfaces.

THREATS/ISSUES





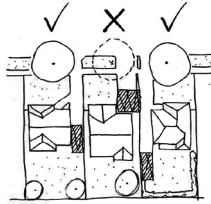
- Boundary to boundary development;
- Buildings that dominate the streetscape;
- Period reproduction design;
- Lack of soft landscaping / vegetation;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- High front fences that disrupt the rhythm of the street; and
- 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>Encourage landscaped gardens</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 are setback from at least one side boundary in accordance with the prevailing streetscape spacing Ensure buildings in the Heritage Overlay are setback in line with or behind the adjoining heritage buildings in accordance with Council's Heritage Policy. Provide a secluded private open space 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. Attached, boundary to boundary development. Dwellings built to or close to their rear boundary with other residential properties. 	 <p>Side setbacks</p>  <p>Front setbacks</p>  <p>Siting on corner sites</p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure buildings integrate with the scale of buildings in the street. To ensure new development transitions in height between different scales. 	<ul style="list-style-type: none"> Ensure buildings are no higher than 3 storeys. 	<ul style="list-style-type: none"> New built form elements at the interface that are more than 1 storey above the height of adjoining built form. Large bulky buildings that dominate adjoining dwellings. 'Block-like' apartment buildings which have a footprint that is both wide and deep. 	 <p>Preferred apartment building layout</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"> Break buildings into separate elements and use different colours and materials that integrate with surrounding buildings and enhance the streetscape character. Ensure new dwellings and visible additions complement the historic buildings in the precinct. Ensure rooflines of new buildings, extensions and additions in the heritage overlay 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 facades. 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 maintain the predominant low to medium front fence heights. To ensure fences in front of heritage properties are appropriate to the era and design of the house. To maintain views of front gardens. 	<ul style="list-style-type: none"> Ensure front fences are no more than 1.5m or the average fence height in the street (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. Ensure basement entrances are setback at least 5m from the primary street frontage and 1m behind the front wall of the building. 	<ul style="list-style-type: none"> Driveways and car parking structures that dominate the front setback or obscure views of the dwelling. Basement ramps that commence at the street frontage. Basement garages accessed from the primary street frontage on lots with a frontage less than 10m wide. Basement garage doors set forward of the building line. Driveways, basements and ramps that cover the extent of the site. 	 <p><i>Location of car parking structures</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.

REVISIONS TO NEIGHBOURHOOD CHARACTER PRECINCT STATEMENT 32

- 23 May 2016- Update precinct boundary to exclude 602 to 608 Riversdale Road, Camberwell (Amendment C222 Part 3).

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>.