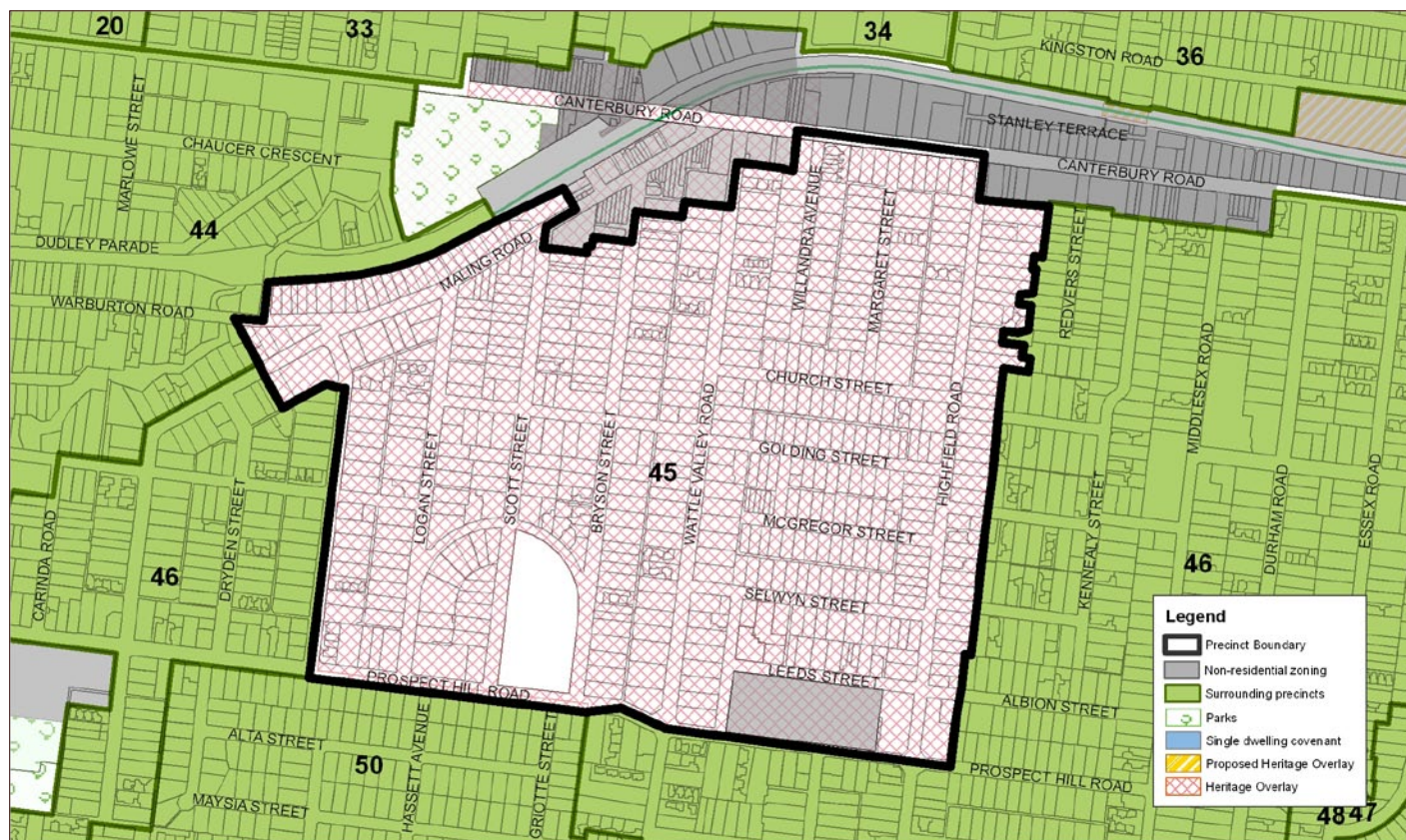


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 45 is located in Canterbury and Surrey Hills and is roughly bounded by Highfield Road, Canterbury Road, Milton Street and Prospect Hill Road. The precinct contains Canterbury Primary School and Strathcona Girls School.

The precinct comprises the residential component of the Maling Road Shopping Centre and Residential Environs heritage overlay area (H0145) which is significant for its representative Victorian, Edwardian and interwar dwellings. The precinct has an historic association with Terry & Oakden, the designers of the original Claremont Park Estate and one of Victoria's most important architectural firms.

Many of the mature trees and garden plantings date back to the precinct's first estates and subdivisions.

The precinct contains a highly consistent collection of single storey, historic dwellings, sometimes with large or steeply pitched roofs. Newer development almost entirely comprises rear second storey additions with very few contemporary dwellings present. Lot frontages vary from 10 to 20m providing for well maintained front gardens. Front setbacks are generally between 5 and 9m, however narrower front setbacks exist in some streets such as Maling Road and parts of Church Street. Dwellings are generally detached, with side

setbacks of at least 1m. Building materials generally vary between timber cladding and red brick.

Front fences are generally low, up to 1.2m high, and are constructed from timber pickets or low masonry walls depending on the era and design of the dwelling. Most dwellings have medium sized rear gardens, often planted with mature vegetation. This, coupled with the mature canopy trees in most streets creates an established, shady character.

Design Guidelines

KEY CHARACTERISTICS

- Consistent Victorian, Federation and interwar dwellings;
- Highly consistent detached, single storey dwellings;
- Brick and timber facades;
- Pitched roofs;
- Moderate lot frontages;
- Medium front setbacks;
- Well landscaped front gardens;
- Medium to large sized rear gardens, often with mature plantings; and
- Low front fencing.

PREFERRED CHARACTER STATEMENT

To maintain the precinct's historic character, single storey scale and leafy feel. This will be achieved by:


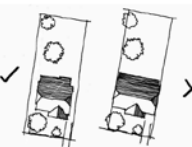
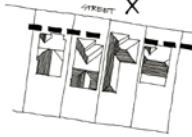
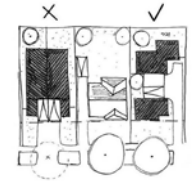



- Encouraging the retention of historic dwellings;
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are consistently setback from the front boundary in accordance with the prevailing streetscape condition;
- Discouraging development or subdivision that disrupts the existing consistent streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Ensuring buildings are setback from side boundaries to retain the detached streetscape rhythm;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low front fences.

THREATS/ISSUES





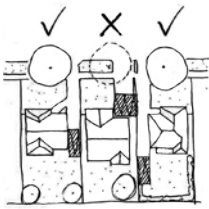
- Loss of historic buildings;
- Boundary to boundary development;
- New houses that dominate the streetscape;
- Attached side-by-side townhouses that disrupt the rhythm of the street;
- Unsympathetic or dominant dwelling extensions;
- Lack of garden space for planting;
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street; and
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Removal/loss of large trees.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
LOT FRONTAGE	<ul style="list-style-type: none"> To maintain the existing rhythm of the streetscape. 	<ul style="list-style-type: none"> Retain the average lot width in the streetscape. 	<ul style="list-style-type: none"> Re-subdivision into lots that are not in keeping with the existing subdivision pattern. 	
VEGETATION	<ul style="list-style-type: none"> To maintain the leafy landscape character of the area. 	<ul style="list-style-type: none"> Ensure front gardens incorporate soft landscaping that complements the streetscape. Ensure 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 the existing detached streetscape rhythm. To maintain the existing well vegetated backyard character. 	<ul style="list-style-type: none"> 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. Attached side-by-side town houses. Dwellings built too close to their rear boundary with other residential properties. 	 <p>Side setbacks</p>  <p>Front setbacks</p>  <p>Siting of units</p>  <p>Siting on corner sites</p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the single 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 do not exceed the prevailing height of buildings in the streetscape when viewed from the street. Ensure upper level additions to existing dwellings are setback behind the roof line of the main dwelling to minimise their visibility and appear as a recessive element. Ensure visible roof forms integrate with the pitched roofs in the streetscape. 	<ul style="list-style-type: none"> Large bulky buildings or extensions that dominate the precinct's historic buildings and streetscapes. Flat or curved roofs. 	 <p>Maintain single storey streetscape scale</p>  <p>Integrate with pitched roofs</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 with the streetscape. 	<ul style="list-style-type: none"> Ensure materials, colours and facade articulation, including the size and spacing of windows, integrates with the streetscape. Ensure the integration of front verandas and awnings into the facade design where this is a characteristic of the streetscape. Ensure new dwellings and visible additions complement the historic buildings in the precinct. Ensure rooflines 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"> Large areas of glazing to the street. Bland design such as sheer or plain rendered facades. 	 <p>Integrate with heritage streetscapes</p>  <p>Avoid bland design</p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To ensure the height and design of front fences are appropriate to the era of the dwelling and integrates with the streetscape. To maintain views of front gardens. 	<ul style="list-style-type: none"> Ensure low (up to 1.2m) front fences that are appropriate to the era and design of the dwelling behind. Ensure the retention of original front fences where heritage overlays apply. 	<ul style="list-style-type: none"> High solid front fences. Fence designs that are inappropriate to the era and design of the dwelling. 	 <p>Avoid high front fences</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 are located to the rear of dwellings where rear access is available. Where no rear access is available, ensure driveways are located to the side of dwellings. 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 dwellings. 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. 	 <p>Location of car parking structures</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>.