

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 64 is situated between the Alamein train line on the eastern edge and Summerhill Road on the western edge in Glen Iris. It forms part of the original Summerhill Estate, which is covered by a single dwelling covenant. The area slopes towards the creek and the reserves on the southern edge of the precinct, with Summerhill and Linear parks contributing to the amenity of the precinct.

This precinct has a highly consistent character composed of predominantly single storey, interwar dwellings, most of which are

constructed from brick with pitched, terracotta tiled roofs. Interwar styles represented in the precinct include Spanish Mission, Old English and Indian Bungalows.

The subdivision pattern is highly uniform, comprising a large grid with lots approximately 15m wide and 40m deep. Houses are detached with side setbacks of 1m to 3m, the latter setback area generally accommodating a driveway that leads to rear garages and car ports. Dwellings are generally setback around 9m behind open, simple front gardens composed of lawn with surround plantings.

Rear gardens are consistently generous in size and traditionally landscaped with lawn and scattered trees. New development comprises mainly second storey additions to the existing single storey houses. A mix of deciduous and evergreen trees line every street which enhances the precinct's uniform, suburban feel. Front boundaries are defined by fencing which is generally low and constructed of face or rendered brick.



Design Guidelines

KEY CHARACTERISTICS

- Highly uniform subdivision pattern;
- Almost all dwellings constructed between 1920 and 1945;
- Detached, single storey dwellings with some upper level additions;
- Brick and rendered brick façades;
- Pitched, terracotta tiled roofs;
- Consistent, approximately 9m deep front setbacks;
- Open front gardens;
- Large rear gardens; and
- Low, face and rendered brick front fencing.

PREFERRED CHARACTER STATEMENT

To maintain the precinct's uniform, single storey, interwar character and suburban, garden setting.

This will be achieved by:

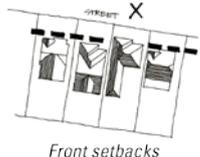
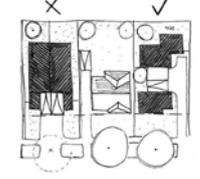
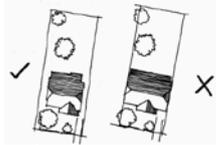
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring development integrates with the historic buildings in the precinct;
- Ensuring buildings are consistently setback from front and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

THREATS/ISSUES

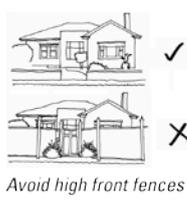
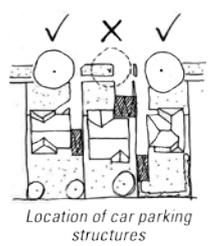
- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- Loss of original housing stock;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street;
- Removal / loss of large trees;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of garden space for planting; and
- Attached town house developments that disrupt the streetscape rhythm.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
LOT FRONTAGE	<ul style="list-style-type: none"> To maintain the existing streetscape rhythm. 	<ul style="list-style-type: none"> Retain existing lot frontages. 	<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 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 consistent streetscape rhythm and sense of spaciousness. To maintain the existing spacious backyard character. 	<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 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. Give preference to units set one behind the other as opposed to side by side town houses. Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings. Ensure buildings are set back from both side boundaries in accordance with the prevailing streetscape spacing. 	<ul style="list-style-type: none"> Dwellings set too far forward. Boundary to boundary development. Dwellings built too close to their rear boundary with other residential properties. 	 <p><i>Front setbacks</i></p>  <p><i>Siting of units</i></p>  <p><i>Siting on corner sites</i></p>  <p><i>Side setbacks</i></p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and façade 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. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. Period reproduction design. 	 <p><i>Avoid bland design</i></p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the predominantly 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 are composed of facades that contain a single storey element with recessive upper levels. Ensure visible roof forms integrate with the pitched roofs in the streetscape. Ensure upper level additions to existing dwellings are sufficiently setback to minimise their visibility. 	<ul style="list-style-type: none"> Two storey façades to the street. Large bulky buildings or extensions that dominate the streetscape. Flat or curved roofs. Attached, side by side town houses. 	 <p>Maintain single storey streetscape scale</p>  <p>Recessive upper levels for new dwellings</p>  <p>Integrate with pitched roofs</p>  <p>Minimise visibility of upper level extensions</p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low front fence heights. To maintain views of front gardens. 	<ul style="list-style-type: none"> Ensure low (up to 1m) solid front fences that are appropriate to the era and design of the dwelling behind. 	<ul style="list-style-type: none"> High solid front fences. 	 <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, 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 and obscure views of the dwelling. 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>.