

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 67 is located in Boroondara's south-east corner, in Ashburton. The Alamein train line and associated open space corridor traverses the precinct which also includes a number of other parks and reserves including Warner Reserve and Watson Park. The area gently slopes away from the northern border, and is bounded by Gardiners Creek in the south. The precinct contains a former housing commission estate which was planned and constructed in the late 1940's and early 1950's. Many of these dwellings were constructed from pre-fabricated concrete as was typical of many housing commission estates at the time.

Overall, the precinct is characterised by predominantly single storey houses from various decades and of various styles from post 1945 to now. The area has been increasingly influenced by the construction of newer, generally 2 storey dwellings, many of which feature period reproduction detailing. There is also a presence of 1 and 2 storey multi-unit villa developments, particularly along Ashburn Grove. These generally present as single dwellings to the street. Side-by-side townhouses are also dispersed throughout the precinct, often disrupting the streetscape rhythm due to their width, bulk and symmetrical design. Most roofs are pitched. Materials in the precinct are generally face and rendered brick.

The precinct features a curvilinear and cul-de-sac subdivision pattern with lot frontages between 10 and 20m wide and front setbacks between 5m to 9m deep allowing for medium to large, simple front gardens. Rear gardens are generally large, featuring lawn, dispersed trees and an array of outbuildings. Houses are predominantly detached with side setbacks of 1m to 3m. Fence heights are generally low to medium in height.

The medium to large front and rear gardens and dispersed street trees provides the area with a spacious, open feel.

Design Guidelines

KEY CHARACTERISTICS

- Predominantly detached, single storey, post war dwellings;
- Increasing presence of new 1 and 2 storey houses and multi-unit villa developments;
- Pitched roofs;
- Moderate lot frontages;
- Medium to large front setbacks;
- Medium to large front gardens;
- Large rear gardens; and
- Low to medium high front fencing.

PREFERRED CHARACTER STATEMENT

To enhance the consistency and character of streetscapes. To maintain the spacious, 1 and 2 storey suburban feel of the area and the garden setting of dwellings. This will be achieved by:

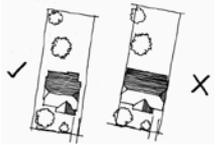
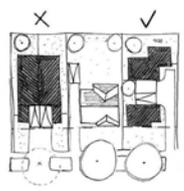
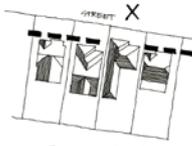
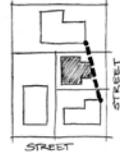
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing open, garden character and detached streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Giving preference to units set one behind the other as opposed to side by side, attached townhouses;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low or open style front boundary treatments.

THREATS/ISSUES

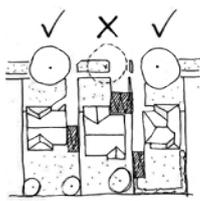
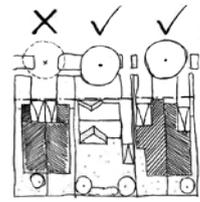
- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- Two or three storey developments that dominate the street;
- Lack of soft landscaping / vegetation;
- Removal / loss of large trees;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Side-by-side townhouses that disrupt the streetscape rhythm, especially two storey units.
- High front fences that disrupt the rhythm of the street;
- Period reproduction building design where this is not characteristic; and
- Lack of garden space for plantings.

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 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 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. 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. 	<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>Side setbacks</i></p>  <p><i>Siting of units</i></p>  <p><i>Front setbacks</i></p>  <p><i>Siting on corner sites</i></p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials complement the character of the streetscape. To enhance façade articulation and visual interest. To minimise period reproduction design. 	<ul style="list-style-type: none"> Use building materials that integrate with the streetscape character. Ensure use of contemporary design in preference to period reproduction styles. Break buildings into separate elements and use eaves, overhangs and other design details to articulate the façade. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. 	 <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 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 buildings are composed of façades 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 attached, side by side development is designed to read as one dwelling within the streetscape. 	<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>Avoid symmetrical design</i></p>
				 <p><i>Avoid 3 storey facades</i></p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low to medium front fence heights. 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 of the four properties on either side (whichever is less). 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. 	 <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>.