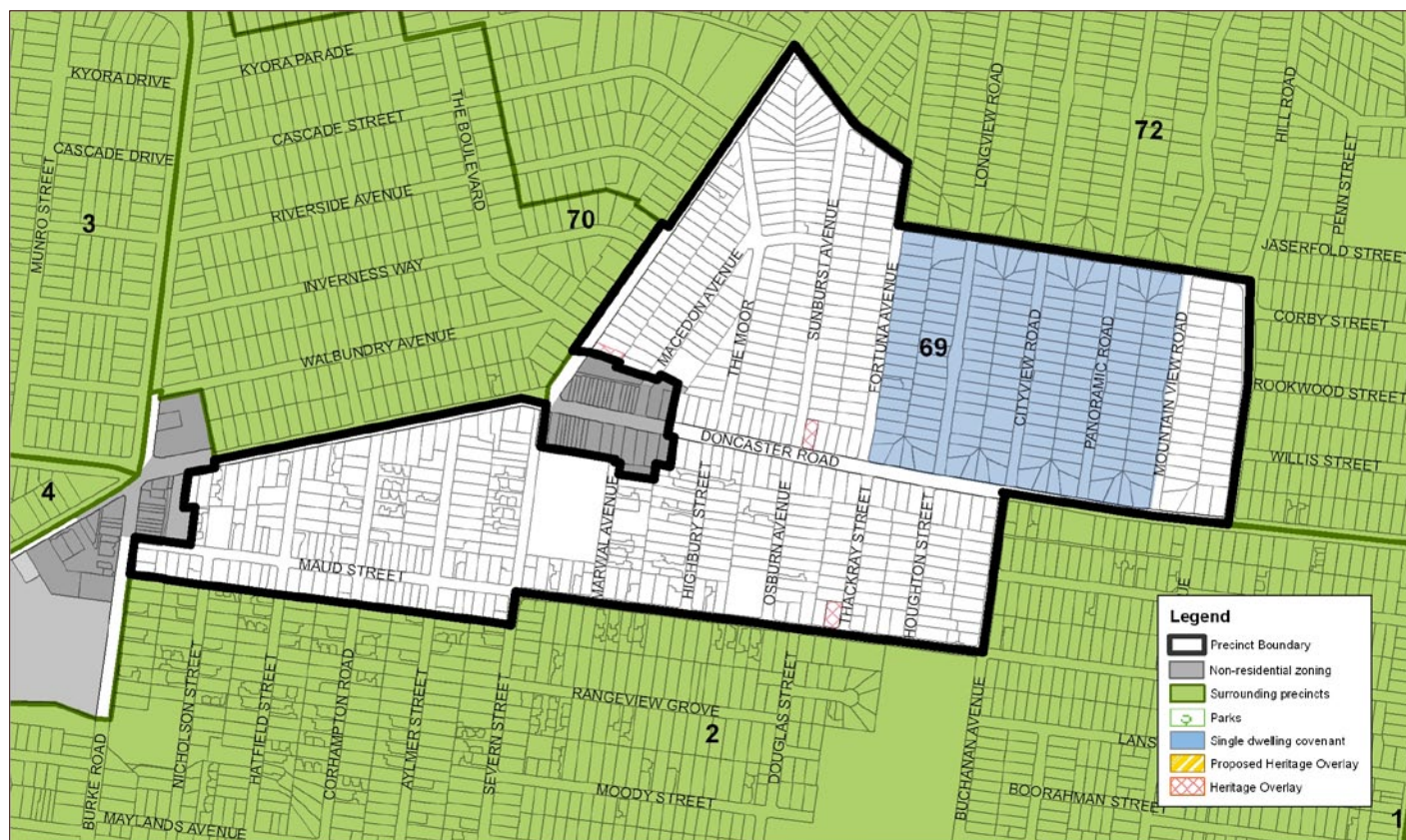


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 69 is located in North Balwyn and is centred around the North Balwyn neighbourhood shops at the intersection of Doncaster and Bulleen roads. A single dwelling covenant covers a large section to the east of the precinct.

This part of North Balwyn contains a concentration of face and rendered brick 1930's and 1940's dwellings with pitched roofs. While the area north of Doncaster Road slopes to the south and has a number of 2 storey and split level dwellings, the streets south of Doncaster Road are generally characterised by

single storey houses. Despite this variation the precinct's earlier building stock, lower scale and modest dwellings distinguishes the precinct from its surrounds.

Dwellings are generally detached with side setbacks of 1 to 3m, however some are built to the boundary on one side. In addition, a number of attached, interwar duplexes are present on Maud Street.

Lot frontages are generally around 15m wide and front setbacks are approximately 9m deep. This allows for traditional, medium size front gardens. Rear gardens are also generally of

a medium size, except south of Doncaster Road where a number of backyards have been developed with single storey multi-unit villas.

Front fences generally consist of low solid walls, sometimes with higher transparent elements above, except on Doncaster and Bulleen Roads where higher front fences are present. Small street trees are present in most streets.

The high presence of 1930's and 40's houses, simple front gardens, low front fences and smaller street trees compared to other parts of Boroondara, creates a modest, open character.



Design Guidelines

KEY CHARACTERISTICS

- Predominantly 1930's and 1940's dwellings;
- Predominantly single storey scale, except north of Doncaster Road where 2 storey dwellings are common;
- Medium lot frontages of approximately 15m;
- Large front setbacks of approximately 9m;
- Medium size, traditionally landscaped front gardens;
- Low, solid front fences; and
- Rear gardens of various sizes.

PREFERRED CHARACTER STATEMENT

To maintain the predominantly single storey, detached character of streetscapes and the garden setting of dwellings and to enhance greenery in the precinct.

This will be achieved by:


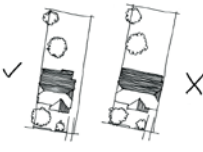

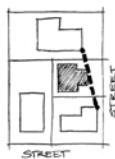



- Encouraging the retention of large trees and landscaped gardens;
- Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing garden character and detached streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- 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 fences.

THREATS/ISSUES

- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- Dominant new dwellings and upper level 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;
- Period reproduction design; and
- Lack of garden space for plantings.



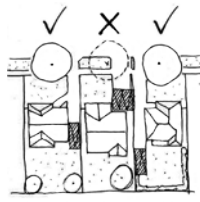
Design Guidelines

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>Encourage landscaped gardens</p>
SITING	<ul style="list-style-type: none"> To maintain 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 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>Side setbacks</p>  <p>Front setbacks</p>  <p>Siting on corner sites</p>
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 where this is the prevailing streetscape character, with recessive upper levels. Ensure upper level additions to existing dwellings are setback to appear as a recessive element. Ensure development follows the contours of the land and steps down in accordance with the slope of the site. Ensure visible roof forms 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"> Two storey facades to the street where this is not the prevailing streetscape character. Flat or curved roofs. Large bulky buildings or extensions that dominate the streetscape. 	 <p>Maintain single storey streetscape scale</p>  <p>Recessive upper levels for new dwellings</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 within the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Ensure materials, colours and facade 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 facades. Period reproduction design. 	 <p>Avoid bland design</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, solid front fences (up to 1m) that are appropriate to the era and design of the dwelling behind. Ensure any higher front fence elements are transparent. 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>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 or 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>.