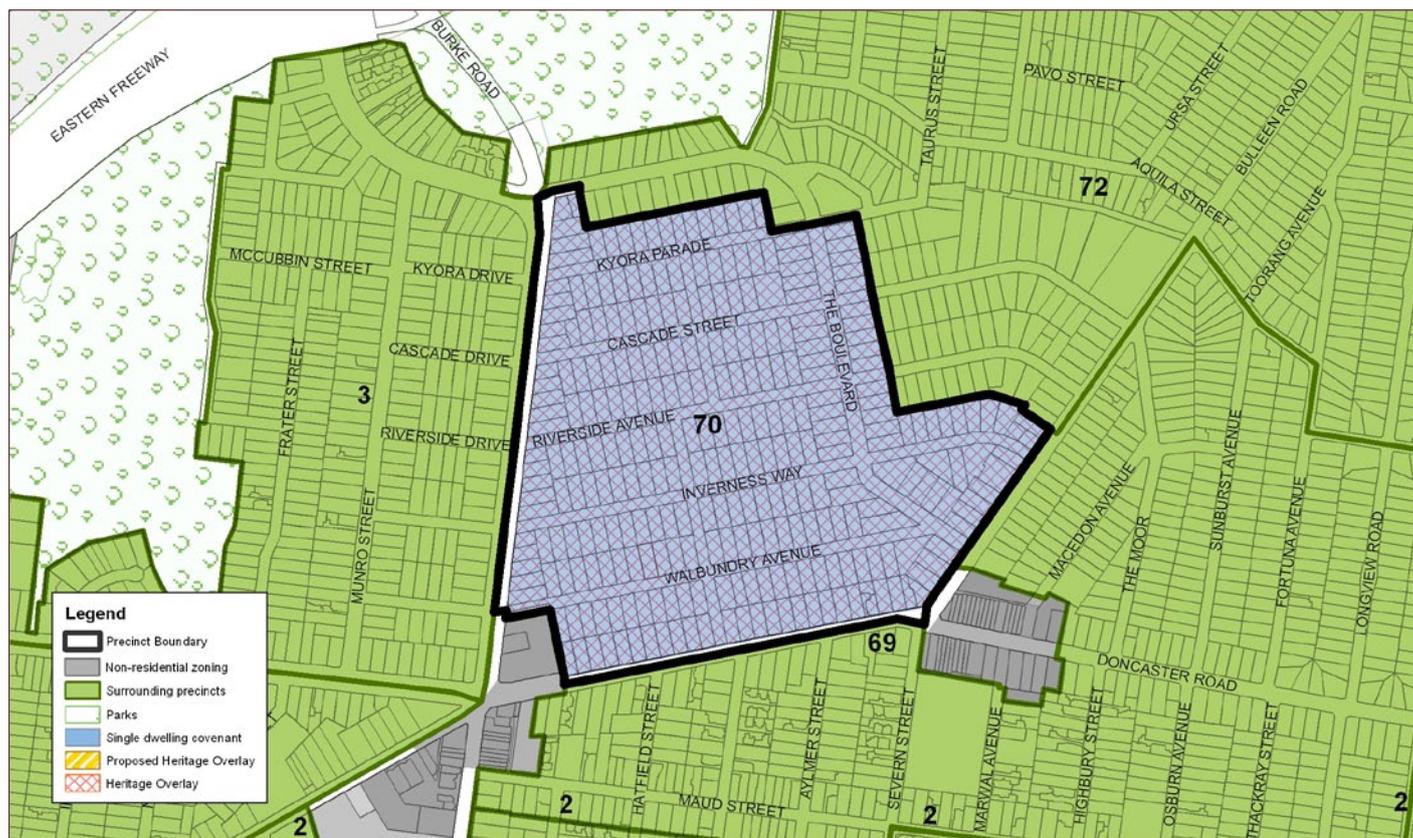


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 70 is a small precinct located north of Doncaster Road in North Balwyn. The precinct comprises the Riverside Estate and Environs heritage overlay area (HO231) which is significant for its concentration of interwar houses interspersed with dwellings from the 1950's and 60's, and is subject to single dwelling covenant. A small number of contemporary dwellings are present as well.

The precinct has a highly uniform subdivision pattern with lots between 18 and 20m in width and approximately 45m deep. Houses are 1 and

2 storeys and are constructed from clinker or rendered brick, often with steeply pitched roofs. The later 1950's and 60's dwellings are often constructed from cream brick with lower roof pitches or flat roofs.

Dwellings are generally detached, yet are set on or close to the boundary on one side in many instances. Front setbacks are generous, generally over 9m deep. This provides for large, landscaped front gardens. Most dwellings have medium sized rear gardens with a variety of outbuildings and mature trees and vegetation.

Many of the precinct's original low brick fences have been replaced with medium height fences, generally composed of brick, sometimes with metal elements above. Driveways are generally located to the side of dwellings, which lead to rear car ports and garages.

Most streets contain concrete roads and medium to large street trees which, together with the vegetation in front and rear gardens, contributes to the precinct's established, leafy feel.



Design Guidelines

KEY CHARACTERISTICS

- Predominantly interwar era housing with dispersed 1950s and 60s dwellings;
- 1 and 2 storeys, detached dwellings;
- Large, landscaped front gardens;
- Generous front setbacks;
- Low to medium front fences;
- Face and rendered brick facades;
- Concrete roads in many streets; and
- Medium sized rear garden with mature trees and vegetation.

PREFERRED CHARACTER STATEMENT

To maintain the precinct's historic, 1 and 2 storey character and leafy feel.

This will be achieved by:

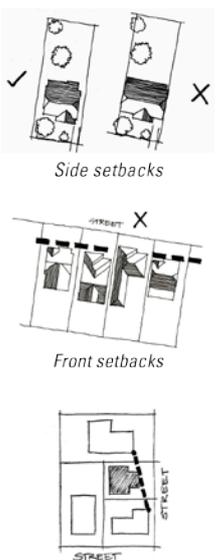
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are consistently setback from the front boundary in accordance with the prevailing streetscape condition;
- Ensuring new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

THREATS/ISSUES

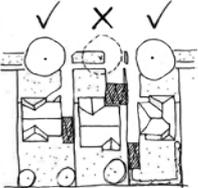
- Loss of historic buildings;
- Boundary to boundary development;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- Lack of soft landscaping / vegetation;
- Removal / loss of large trees;
- Car parking structures in front setbacks that obscure views of the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

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
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 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 the significance of the precinct's heritage buildings, and the existing detached streetscape rhythm. To maintain the existing backyard character and the area's leafy feel. 	<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 Dwellings built to or close to their rear boundary with other residential properties. 	 <p><i>Side setbacks</i></p> <p><i>Front setbacks</i></p> <p><i>Siting on corner sites</i></p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the existing 1 and 2 storey scale and pitched roof character of the precinct. 	<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 sufficiently setback to minimise their visibility. 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 streetscape. 	 <p><i>Maintain 1 & 2 storey streetscape scale</i></p> <p><i>Integrate with pitched roofs</i></p> <p><i>Minimise visibility of upper level extensions</i></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. 	<ul style="list-style-type: none"> Ensure materials, colours and facade articulation, including the size and spacing of windows, integrates with 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"> Bland design such as sheer or plain rendered facades. Large areas of glazing to the street. 	 <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 ensure the height and design of front fences are appropriate to the era of the dwelling and integrate with the streetscape. 	<ul style="list-style-type: none"> Ensure retention of original front fences where heritage overlays apply. Ensure low (up to 1m) solid front fences that are appropriate to the era and design of the dwelling behind. Ensure any higher front fence elements are transparent or composed of vegetation. 	<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. 	<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><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.

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>.