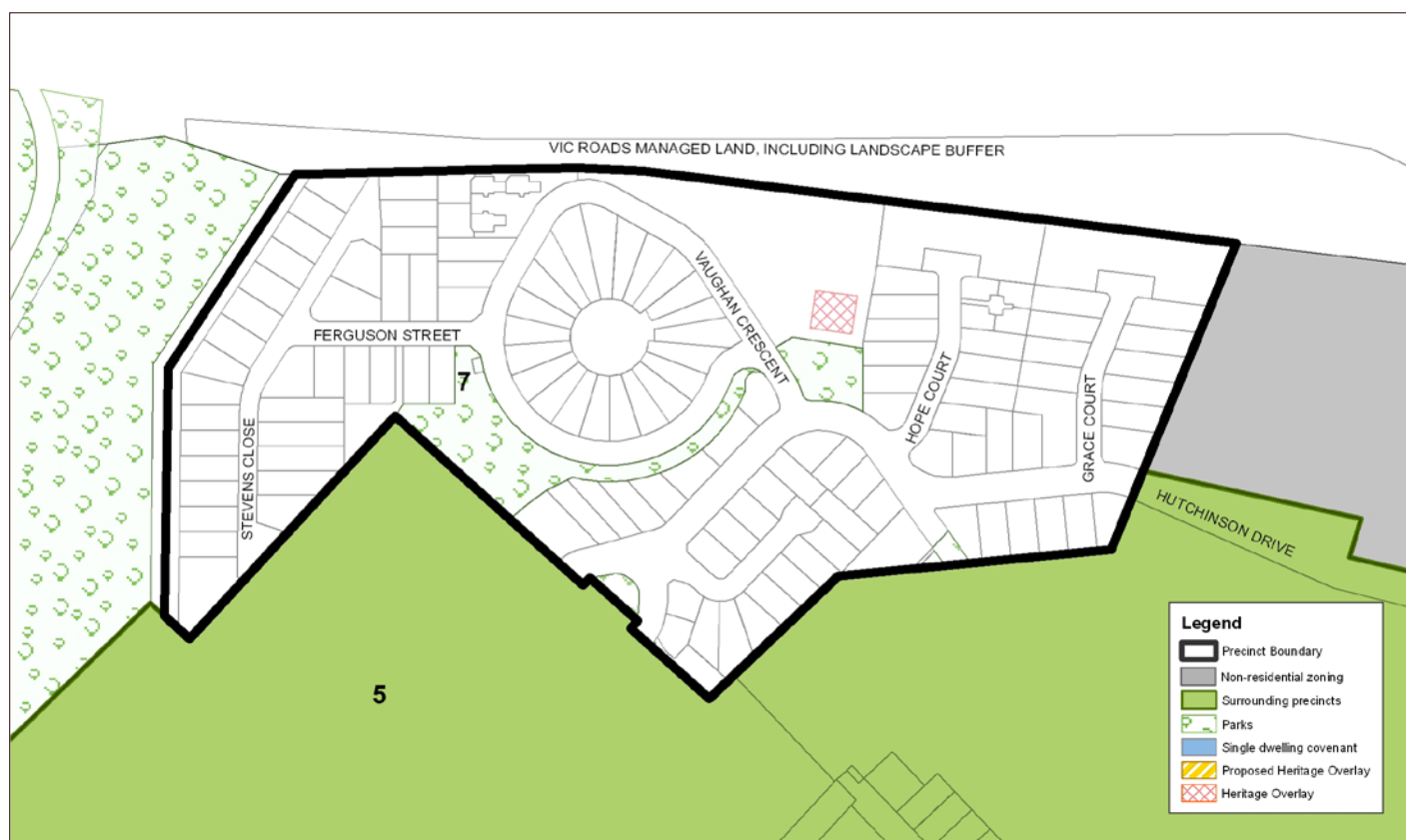


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 7 is a small precinct in Kew with a flat topography and curvilinear and cul-de-sac streets. The precinct is part of the Willsmere Design and Development Area subject to Boroondara Planning Scheme Design and Development Overlay 1.

The precinct contains a 1990's subdivision composed of 1 and 2 storey dwellings that generally feature neo-Edwardian detailing.

A row of 2 storey town houses / apartments is located on the north edge of the precinct.

The predominant building material is red face brick and the vast majority of roofs are pitched. The front setbacks are predominantly between 1 to 3m wide and lot frontages are around 15m. While dwellings are generally detached, side setbacks are minimal. Garages are prominent and are often set on the boundary. Basement car parking is generally not a characteristic of the precinct.

Front gardens are small as are rear gardens. The street trees present are deciduous. Few footpaths are present and many roads feature red brick banding. There are no front fences.

The consistent building stock, the lack of footpaths and the design of the subdivision around a number of open space reserves gives the area a communal, country-like suburban feel.

Under Design and Development Overlay 1, a planning permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the requirements of the overlay.

A Vegetation Protection Overlay applies to the area aimed at protecting the mature trees which are predominantly located in the precincts' public reserves.

Design Guidelines

KEY CHARACTERISTICS

- Post 1990 housing estate;
- Detached 1 and 2 storey dwellings;
- Predominant use of red face brick;
- Prominent garages in many streets;
- No front fences;
- Small front setbacks;
- Small front and rear gardens; and
- Red brick banding on most roads.

PREFERRED CHARACTER STATEMENT

To maintain the consistent 1 and 2 storey, detached character of streetscapes and the sense of openness created by the lack of front fences.

This will be achieved by:


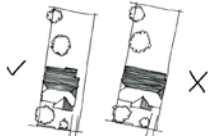
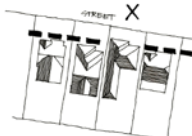

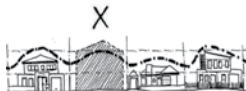


- Ensuring buildings are setback from front and side boundaries in accordance with the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Discouraging construction of front fences.

THREATS/ISSUES




- Attached, boundary to boundary development;
- Use of materials and colours that are inconsistent with the character of the area;
- Construction of front fences which conflict with the character of the area; and
- Loss of soft landscaping from streetscapes.

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 the existing streetscape rhythm. 	<ul style="list-style-type: none"> Ensure buildings are setback the average distance of the front setback of the adjoining properties on either side. Ensure buildings are setback from at least one side boundary in accordance with the prevailing streetscape spacing. 	<ul style="list-style-type: none"> Dwellings set too far forward or back. Attached, boundary to boundary development. 	 <p><i>Side setbacks</i></p>  <p><i>Front setbacks</i></p>  <p><i>Front setbacks</i></p>
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. 	<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. 	<ul style="list-style-type: none"> Three storey façades to the street. Flat or curved roofs. 	 <p><i>Maintain 1 & 2 storey streetscape scale</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Avoid 3 storey facades</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"> Require the use of face brickwork or a similar material that integrates with houses in the street. Require colours and materials to comply with the requirements of Design and Development Overlay 1. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. 	 <p><i>Avoid bland design</i></p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant open front boundary treatment. 	<ul style="list-style-type: none"> Discourage construction of front fences. 	<ul style="list-style-type: none"> Front fences. 	 <p><i>Avoid front fences</i></p>
CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To enhance the streetscape by minimising the dominance of car parking structures. 	<ul style="list-style-type: none"> Ensure car parking structures are designed to minimise their prominence. 	<ul style="list-style-type: none"> Wide garages and carports that dominate the front facade. Basement car parking. 	 <p><i>Avoid wide 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>.