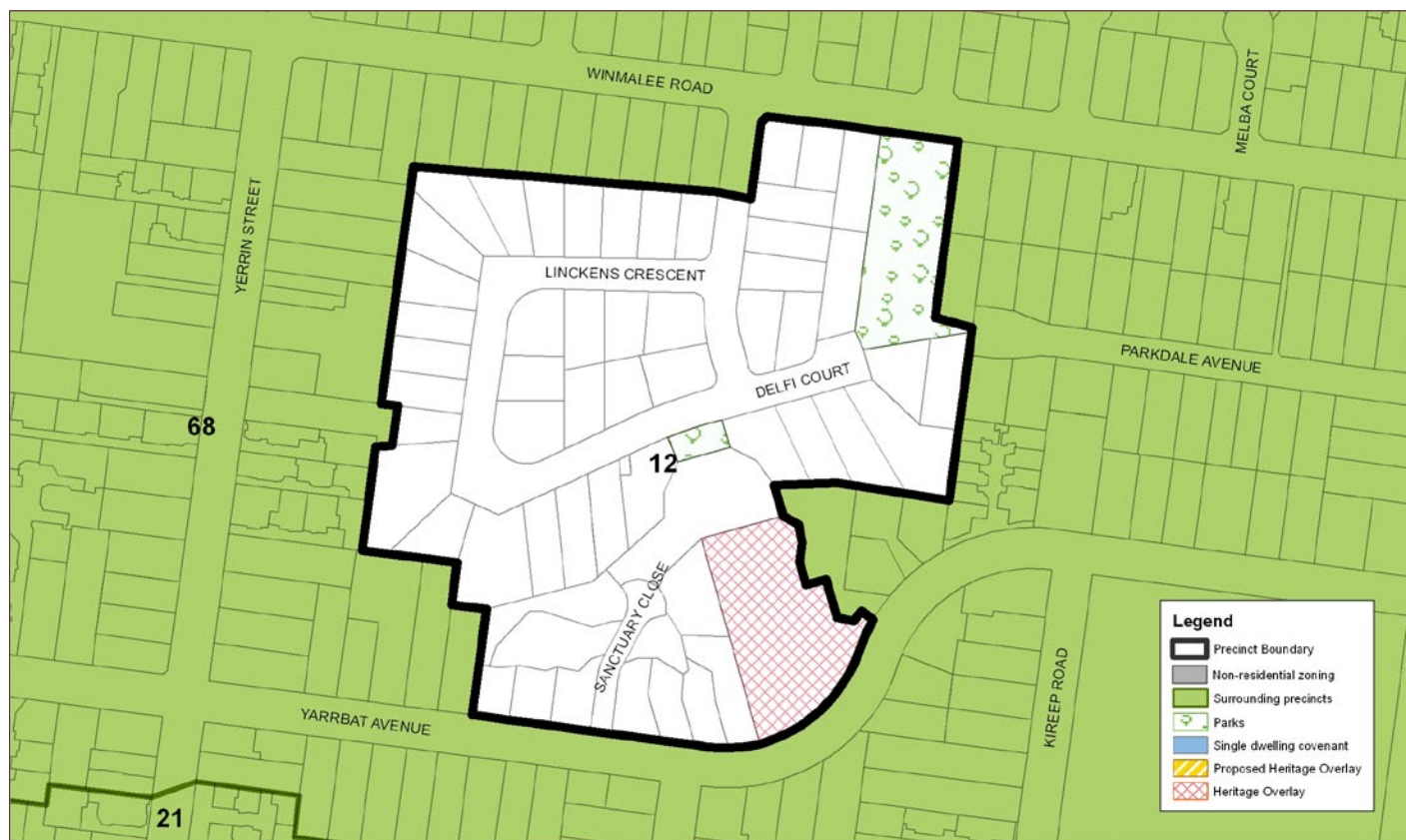


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 12 is a small precinct located in Balwyn, with a curvilinear, cul-de-sac street design. The precinct contains *Idlewylde* which fronts Yarrbat Avenue and is included in a heritage overlay (HO423) due to its historical and architectural significance as a large, lavish interwar dwelling.

The rest of the precinct contains large, detached, two storey, post 1980's houses, generally with pitched roofs.

While the precinct does not have a strong front setback condition due to the curvilinear streets, most houses are setback between 5 to 9m, allowing for medium sized front gardens that are generally well maintained.

While dwellings are generally detached with 1 to 3m wide side setbacks, garages are often set on the boundary. Front fences are infrequent, with those present being medium in height. Rear gardens vary in size and degree of landscaping.

The street trees present are generally smaller than in other parts of the municipality. This, coupled with the infrequent front fences and footpaths creates an open feel.

Design Guidelines

KEY CHARACTERISTICS

- Contemporary dwellings;
- Large, detached, two storey houses;
- Infrequent front fences of medium height;
- Medium front setbacks;
- Well maintained, landscaped front gardens;
- Rear gardens of various sizes;
- Footpaths located on one side of the street; and
- Cul de sacs and curvilinear streets.

PREFERRED CHARACTER STATEMENT

To facilitate contemporary design that maintains the 2 storey scale of the area and enhances the garden setting of dwellings.

This will be achieved by:


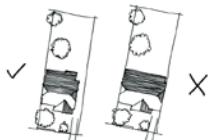





- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate landscaping and large trees;
- Ensuring buildings are consistently setback from the front boundary in accordance with the existing streetscape rhythm;
- 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;
- Encouraging low or open style front fences; and
- Encouraging contemporary design in preference to reproduction architectural styles.

THREATS/ISSUES



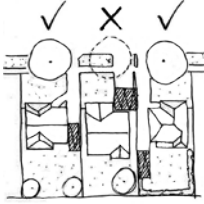
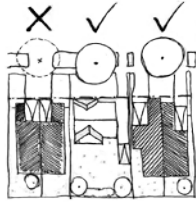
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street;
- Removal / loss of large trees; and
- Car parking structures in front setbacks that obscure views of the dwelling behind.

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 detached streetscape rhythm. To maintain the existing backyard character and enhance the garden setting of dwellings. 	<ul style="list-style-type: none"> Ensure buildings are setback from at least one side boundary in accordance with the prevailing streetscape spacing. Ensure buildings are setback from front boundaries to integrate within the streetscape. 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. Dwellings built too close to their rear boundary with other residential properties. 	 <p><i>Side setbacks</i></p>  <p><i>Siting on corner sites</i></p>  <p><i>Front setbacks</i></p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the predominately two storey scale 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 attached side by side development is designed to read as one dwelling within the streetscape. 	<ul style="list-style-type: none"> Buildings that exceed the predominant streetscape building heights. Symmetrical presentation of side by side townhouses. 	 <p><i>Maintain double storey streetscape scale</i></p>  <p><i>Avoid symmetrical design</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 enhances the character of the streetscape. 	<ul style="list-style-type: none"> Break buildings into separate elements and use eaves, overhangs and other design details to articulate the façade. Ensure use of contemporary design in preference to period reproduction styles. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. 	 <p>Avoid bland design</p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain and enhance the existing open front boundary treatment where this predominates. To maintain views of front gardens. 	<ul style="list-style-type: none"> Fences over 1m should incorporate transparent elements that maintain the open feel of the area. Ensure front fences are no more than 1.5m or the average fence height of the four properties on either side (whichever is less). 	<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. 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>Location of car parking structures</p>  <p>Avoid adjoining garages</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>.