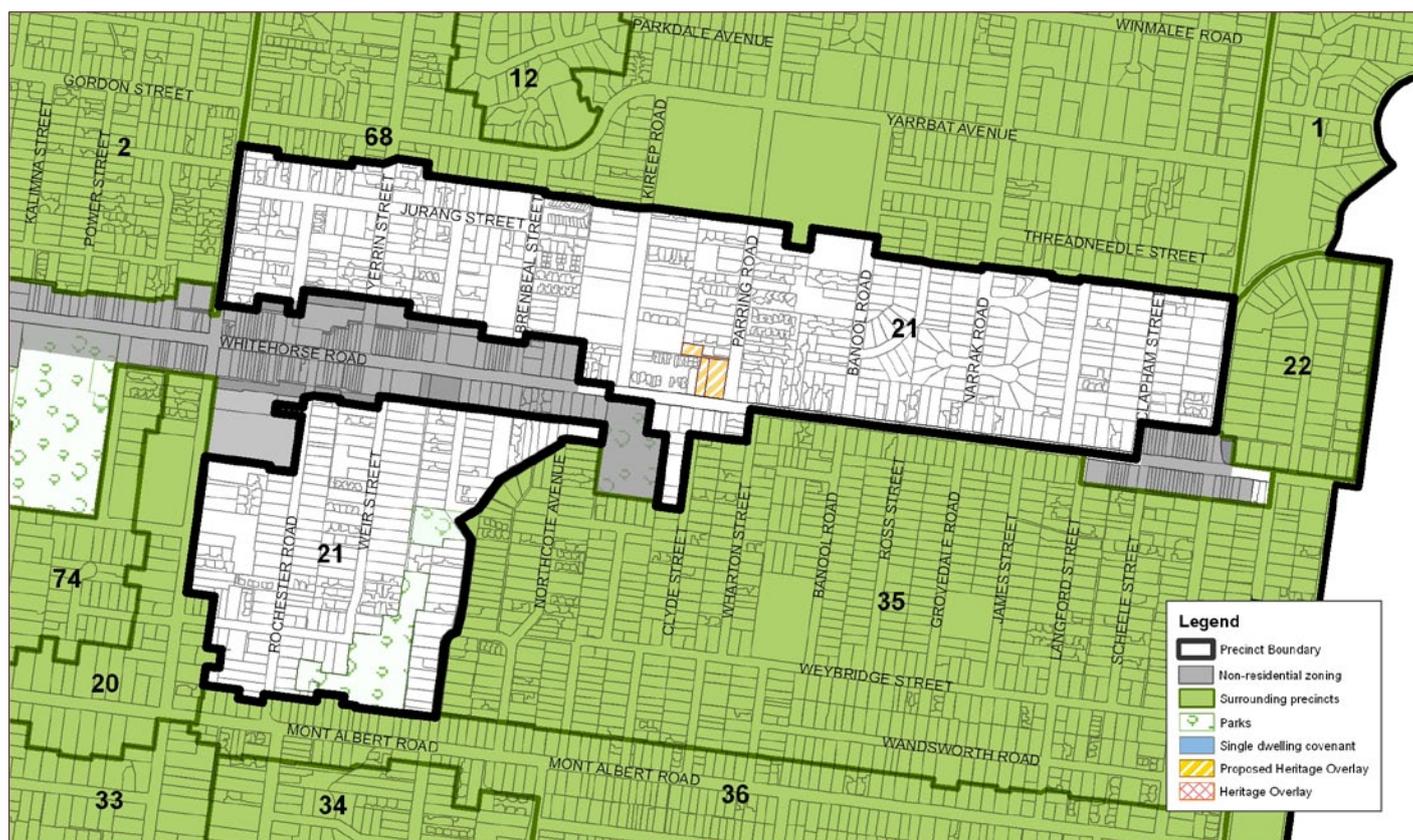


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 21 is a medium sized precinct located in Surrey Hills and Balwyn which surrounds the Balwyn Activity Centre along Whitehorse Road on three sides. The precinct contains Beckett Park.

The precinct contains mainly single storey, detached dwellings and 1 and 2 storey multi-unit brick villas interspersed with generally 2 storey walk up flats. Period homes from the interwar era also feature throughout the precinct. Due to the deep allotments, most of the multi-unit villa developments extend for the length of the block, yet present as single dwellings to the street.

While dwellings are generally detached, car parking structures and side walls are often built to the boundary on one side. Roof forms are generally pitched with tiles. Front setbacks are generally around 5m deep, and in some instances greater, which provide for small to medium front gardens. Many former back yards are now developed with units. Most front fences are low, however medium high front fences are common in some streets.

Street trees appear in various different species and tend to be younger and smaller than the general standard across the municipality. However, along with other mature vegetation, they contribute to the amenity of the precinct.

Cul de sac patterning and grassed roundabouts give Connell Court, Marong Grove and Kaarumba Grove a unique character within the precinct.

This precinct features an established, suburban character which has a light, open feel due to the infrequent street trees and smaller front and rear gardens compared to other parts of Boroondara.

Design Guidelines

KEY CHARACTERISTICS

- 1 and 2 storey detached dwellings;
- High presence of 1 and 2 storey multi-unit villas that extend for the length of the block;
- Pitched roofs;
- Deep allotments;
- Small to medium front setbacks;
- Small to medium front gardens;
- Generally low to medium high front fences; and
- Various sized rear gardens.

PREFERRED CHARACTER STATEMENT

To maintain the 1 and 2 storey scale and detached character of the precinct and to enhance the area's sense of greenery.

This will be achieved by:

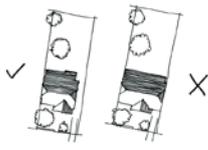
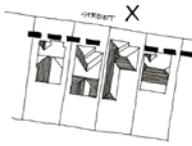
- Ensuring buildings are consistently setback from front and side boundaries to retain and enhance the existing streetscape rhythm;
- Ensuring sufficient space is retained around buildings to accommodate landscaping;
- Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Ensuring low or open style front fences.

THREATS/ISSUES

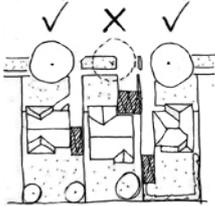
- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- Buildings that dominate the streetscape;
- Period reproduction design;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of soft landscaping/vegetation; and
- High front fences 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 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"> 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. 	<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 new development on a corner site is adequately set back to provide a transition between the adjoining buildings. Provide a secluded private open space with a minimum dimension of 4m to enable the planting and retention of large trees. 	<ul style="list-style-type: none"> Dwellings set too far forward. Boundary to boundary development. 	 <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 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. 	<ul style="list-style-type: none"> Three storey façades to the street Large bulky buildings or extensions that dominate the streetscape. 	 <p><i>Maintain 1 & 2 storey streetscape scale</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 façade articulation enhances the character of the streetscape. To minimise period reproduction design. 	<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. Period reproduction design. 	 <p>Avoid bland design</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 in the street (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>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 the front setback 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>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>.