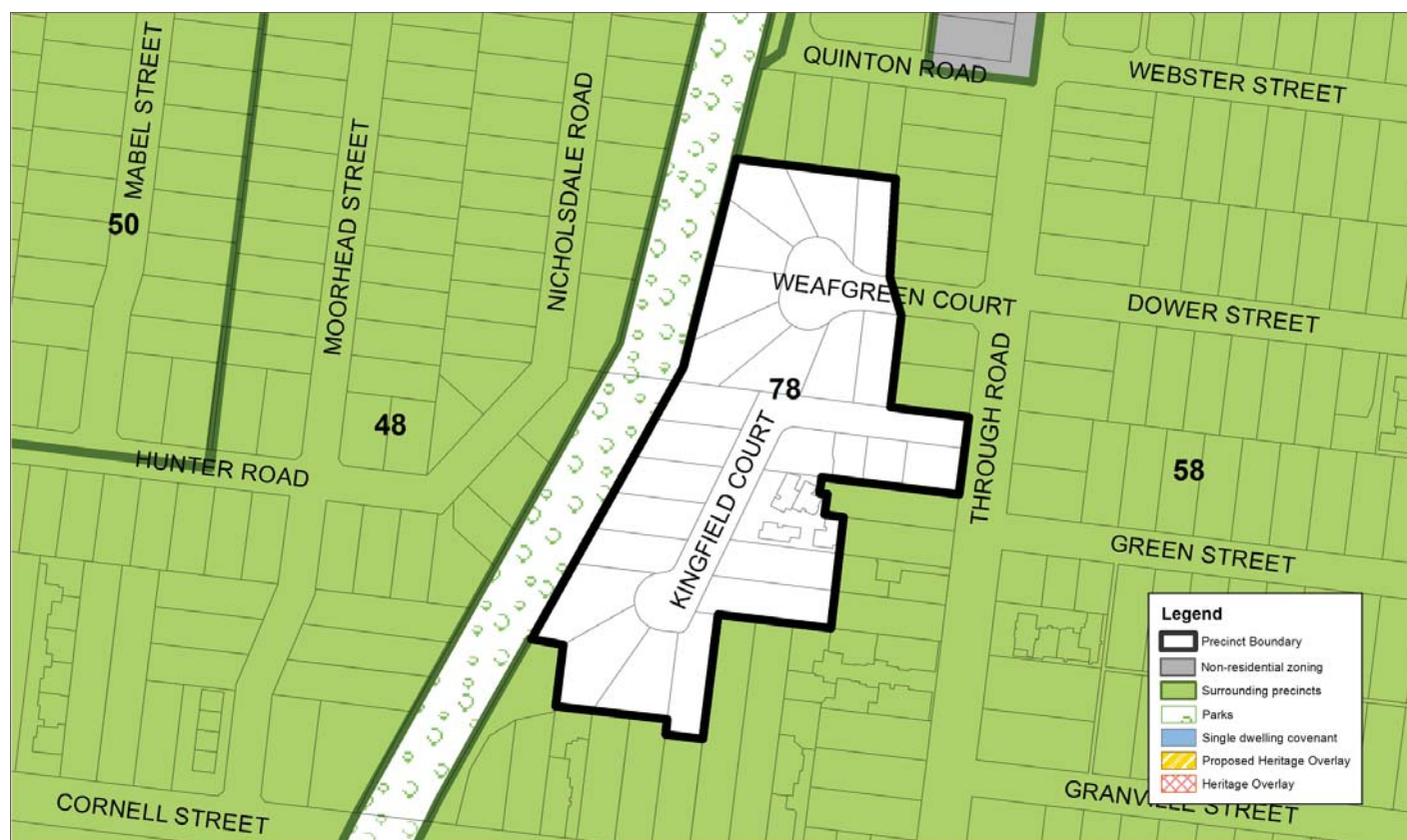


Precinct Statement

Adopted 16 November 2016



DESCRIPTION

Precinct 78 comprises two courts; Weafgreen Court and Kingfield Court, Camberwell.

Weafgreen Court is a short court servicing 9 dwellings. Kingfield Court supports 19 dwellings.

The length and subdivision pattern of the courts give the streets an intimate character that distinguishes this precinct from the surrounding precincts.

The dwellings are predominately single storey and detached. Some two storey dwellings exist in Weafgreen Court.

Side setbacks are typically 1m to 3 m, however some new dwellings have garages or side walls that extend to the boundary on one side.

Most dwellings are constructed from face or rendered brick and have pitched, tiled roofs.

Lot frontages range from 10m to 18m and front setbacks vary from approx. 4m to 9m. Front setbacks are landscaped with medium height vegetation. Front gardens in Kingfield Court have a more rustic bush-like feel than front gardens in Weafgreen Court.

Front fences in Weafgreen Court are generally of a low height. Front fences are not a prevalent in Kingsfield Court where street frontages are typically delineated by low vegetation along the property boundary.

Rear gardens are generally small and vary in size and location. Rear yards are typically landscaped with small to medium scaled vegetation.

The densely vegetated linear open space that forms the western edge of this precinct gives the streets a leafy backdrop.

Design Guidelines

KEY CHARACTERISTICS

- Predominantly single storey detached dwellings. Some two storey dwellings are present;
- Tiled, pitched roofs;
- Mix of dwellings from the post war era to now;
- Medium size, landscaped front setbacks;
- Narrow to medium width lot frontages;
- No or low height front fences.

PREFERRED CHARACTER STATEMENT

To maintain the 1 and 2 storey, detached, suburban feel of the area.

To enhance the character of streetscapes and 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 large trees;
- Ensuring buildings are sufficiently setback from front and side boundaries to retain 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.


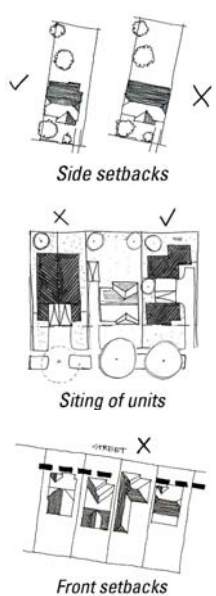

THREATS/ISSUES

- Boundary to boundary development;
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street;
- Wide garages that dominate the facade of dwellings and car parking structures in front setbacks that obscure views of the dwelling behind;
- Removal / loss of large trees; and
- Lack of garden space for plantings.
- Multi-dwelling developments that disrupt the rhythm of the streetscape.



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, including native plantings where this is a characteristic. 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 enhance the landscaped character of the streetscape by providing sufficient space for vegetation. To maintain the existing detached 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 dwellings provide sufficient space in rear gardens for vegetation; such as screen planting and canopy trees. Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention of large trees. Give preference to units set one behind the other as opposed to side by side town houses. 	<ul style="list-style-type: none"> Dwellings set too far forward. Boundary to boundary development. Attached side-by-side town houses Dwellings built too close to their rear boundary with other residential properties. 	 <p><i>Side setbacks</i></p> <p><i>Siting of units</i></p> <p><i>Front setbacks</i></p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials complement the character of the streetscape. To enhance façade articulation and visual interest. To minimise period reproduction design. 	<ul style="list-style-type: none"> Use building materials that integrate with the streetscape character. Ensure use of contemporary design in preference to period reproduction styles. Break buildings into separate elements and use eaves, overhangs and other design details to articulate the facade. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered facades. Period reproduction design. Large bulky buildings or extensions that dominate the streetscape. 	 <p><i>Avoid bland design</i></p>



Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the existing one to two 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 buildings incorporate roof forms that integrate with the pitched roofs in the street. Ensure new buildings are composed of facades that contain a single storey element where this is the prevailing streetscape character. Ensure buildings integrate with the prevailing height of buildings in the streetscape. 	<ul style="list-style-type: none"> Flat or curved roofs. Buildings that exceed the predominant streetscape building heights. Large bulky buildings or extensions that dominate the streetscape. 	<p>Maintain 1 & 2 storey streetscape scale</p> <p>Integrate with pitched roofs</p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant open front boundary treatment. To maintain views of front gardens. 	<ul style="list-style-type: none"> Require no or low front fencing in accordance with the prevailing streetscape character. Fences over 1m should incorporate transparent elements that maintain the open feel of the area. 	<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. To enhance the streetscape by minimising the dominance of car parking structures. 	<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. 	<ul style="list-style-type: none"> Driveways and car parking structures that dominate front setbacks or obscure views of the dwelling. Wide garages and carports that dominate the front facade. 	<p>Location of car parking structures</p> <p>Avoid wide garages</p>



General Information

ABOUT THE NEIGHBOURHOOD CHARACTER STUDY

The Neighbourhood Character Study was completed in 2012 and adopted by Council in October 2013.

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, heritage, access to services and sustainability.

In 2014 Council consulted with the community on the new residential zones that were applied using the precinct statements adopted by Council in October 2013. Through consultation some new neighbourhood character precinct were identified, bring the total number of precinct to 80.

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>.