

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 66 is located in Ashburton and Glen Iris, on the western edge of the municipality. The precinct is bound by High Street, Warrigal Road, Bertram Street and the Alamein train line. The precinct includes Ashburton Primary School, Ashburton Park and the Liston Street Reserve. The north-western corner of the precinct is also covered by a single dwelling covenant.

The built form comprises predominantly post-war, face and rendered brick detached, single storey houses. Newer development comprises second storey additions which often sit prominently on top of the original dwelling. A small number of post 1990's two storey houses

are also present, some of which exhibit period reproduction design and are often out of scale with housing in the precinct. A limited number of two storey multi-unit villa developments have been constructed in the south west corner of the precinct, close to Ashburton train station.

While dwellings are generally detached with side setbacks of 1 to 3m, car parking structures are often set on the boundary. The precinct exhibits a highly uniform subdivision pattern comprising lots that are approximately 15m wide and 40m deep. Front setbacks are generally around 9m deep providing for spacious, traditional front gardens composed of lawn and associated plantings. Rear gardens are similarly large and spacious.

Front fences generally comprise low brick walls. This feature, coupled with the younger, more sparsely planted street trees compared to other parts of Boroondara creates a light, open atmosphere.

The consistent siting of dwellings, low front fences and single storey post-war housing distinguishes the precinct from the surrounding areas.



Design Guidelines

KEY CHARACTERISTICS

- Dominant building stock constructed between 1945 and 1965;
- Detached, single storey dwellings;
- Face and rendered brick facades;
- Pitched roofs;
- Moderate lot frontages;
- Medium to large front setbacks;
- Increasing presence of second storey additions and new 2 storey houses;
- Large rear gardens;
- Consistent 15m wide lot frontages;
- Traditional, medium sized front gardens; and
- Low, brick front fencing.

PREFERRED CHARACTER STATEMENT

To maintain the precinct's consistent, single storey scale and suburban, garden character.

This will be achieved by:


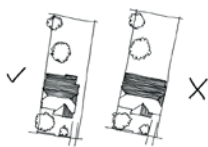
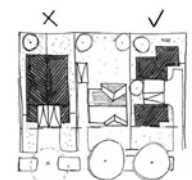
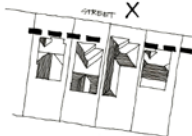
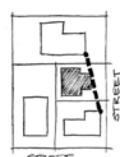

- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing open, garden character and detached streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Giving preference to units set one behind the other as opposed to side by side, attached townhouses;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low front fences.

THREATS/ISSUES







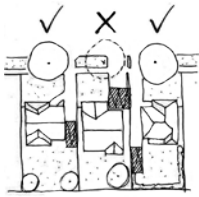
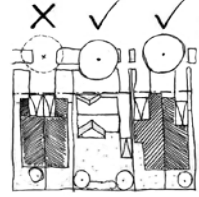
- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- New houses that dominate the streetscape;
- Period reproduction building design;
- Unsympathetic or dominant dwelling extensions;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- High front fences that disrupt the rhythm of the street;
- Lack of soft landscaping / vegetation;
- Removal / loss of large trees; and
- Lack of garden space for plantings.

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 and enhance the existing streetscape rhythm and sense of spaciousness. To maintain the existing spacious backyard character. 	<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 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. Give preference to units set one behind the other as opposed to side by side town houses. 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 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>  <p><i>Siting on corner sites</i></p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and facade articulation integrates within the streetscape. 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. 	 <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 predominantly single 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 new buildings are composed of facades that contain a single storey element where this is the prevailing streetscape character, with recessive upper levels. Ensure upper levels additions to existing dwellings are setback to appear as a recessive element. Ensure buildings incorporate roof forms that integrate with the pitched roofs in the street. Ensure attached side by side development is designed to read as one dwelling within the streetscape. 	<ul style="list-style-type: none"> Two storey facades to the street. Flat or curved roofs. Large bulky buildings or extensions that dominate the streetscape. Symmetrical presentation of side by side townhouses. 	 <p><i>Maintain single storey streetscape scale</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Recessive upper levels for new dwellings</i></p>  <p><i>Avoid symmetrical design</i></p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low front fence heights To maintain views of front gardens. 	<ul style="list-style-type: none"> Ensure low (up to 1m) solid front fences that are appropriate to the era and design of the dwelling behind. 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><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 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><i>Location of car parking structures</i></p>  <p><i>Avoid adjoining 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>.