Precinct Statement
Adopted 24 September 2012, updated October 2013

DESCRIPTION

Precinct 43 is located in Camberwell and is roughly bounded by Canterbury Road, Burke Road, Riversdale Road and the Alamein train line. The majority of the precinct is within the Prospect Hill heritage overlay area (HO159) which is significant for its intact collection of mainly late Victorian and Federation era dwellings, including various Queen Anne villas of architectural distinction. A number of interwar houses are also present which contribute to the significance of the area.

The precinct contains Read Gardens and Brinsley Road Reserve, which also contribute to the character of the area.

The consistent, historic building styles and well maintained front gardens create a distinguished character. Front setbacks vary from street to street from around 5m in some instances to over 9m in others. Lot frontages generally range from 10m to up to 20m. Most dwellings are detached, with side setbacks between 1 to 3 metres allowing for driveways down one side. Fences away from major roads tend to be low to medium in height.

Roofs are generally pitched and are clad in terracotta tiles or slate. The high ceilings and large roof forms of many dwellings means that the scale of the precinct is higher than in some other single storey areas.

Few multi-unit developments exist within the precinct, with the exception of Fairholm Grove where town houses and 1 and 2 storey units are more common. Car parking structures are often located to the rear of properties, especially where laneways provide rear access.

Deciduous and evergreen trees with large canopies line all streets, contributing to a green, leafy character. Rear gardens are generally medium to large in size and are often well vegetated.

This brochure provides guidelines for the design of new dwellings and dwelling extensions to ensure that proposals assist in achieving the preferred neighbourhood character for the precinct. The guidelines will be used to assess planning applications. They will also be used to assess applications for a report and consent to vary the Building Regulations.
Design Guidelines

KEY CHARACTERISTICS
- Consistent Victorian, Federation and Queen Ann era dwellings with some inter war houses;
- Pitched roofs;
- Detached, predominantly single storey dwellings;
- Medium front setbacks; and
- Low to medium high front fences;
- Large, mature canopy street trees;
- Medium to large, well vegetated rear gardens; and
- Generously landscaped front gardens.

PREFERRED CHARACTER STATEMENT
To maintain the precinct’s historic character, single storey scale and leafy feel. This will be achieved by:
- Encouraging the retention of historic dwellings;
- 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 consistently setback from the front boundary in accordance with the prevailing streetscape condition;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Ensuring buildings are setback from side boundaries to retain the detached streetscape rhythm;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low or open front fences.

THREATS/ISSUES
- Loss of historic buildings;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- Loss of front gardens, including loss of landscaping associated with hard stand and car parking areas;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street; and
- Removal/loss of large trees.
# Design Guidelines

## TABLE OF ELEMENTS

<table>
<thead>
<tr>
<th>CHARACTER ELEMENT</th>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSE</th>
<th>AVOID</th>
<th>ILLUSTRATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT FRONTAGE</td>
<td>• To maintain the existing rhythm of the streetscape.</td>
<td>• Retain the average lot width in the streetscape.</td>
<td>• Re-subdivision into lots that are not in keeping with the existing subdivision pattern.</td>
<td></td>
</tr>
<tr>
<td>VEGETATION</td>
<td>• To maintain the leafy landscape character of the area.</td>
<td>• Ensure front gardens incorporate soft landscaping that complements the streetscape.</td>
<td>• Removal of large trees.</td>
<td>![Illustration of landscaped garden]</td>
</tr>
<tr>
<td>SITING</td>
<td>• To maintain the existing detached streetscape rhythm.</td>
<td>• Ensure buildings in the Heritage Overlay are setback in line with or behind the adjoining heritage buildings in accordance with Council’s Heritage Policy.</td>
<td>• Dwellings set too far forward.</td>
<td>![Illustration of side setbacks]</td>
</tr>
<tr>
<td></td>
<td>• To maintain the existing well vegetated backyard character.</td>
<td>• Ensure buildings are setback from both side boundaries in accordance with the prevailing streetscape spacing.</td>
<td>• Boundary to boundary development.</td>
<td>![Illustration of front setbacks]</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure buildings are sufficiently setback from rear boundaries to maintain the open, backyard character of the immediate area where this exists.</td>
<td>• Dwellings built to or close to their rear boundary with other residential properties.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention of large trees.</td>
<td>• Dwellings built to or close to their rear boundary with other residential properties.</td>
<td>![Illustration of secluded open space]</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings.</td>
<td>• Dwellings built to or close to their rear boundary with other residential properties.</td>
<td>![Illustration of side setbacks]</td>
</tr>
<tr>
<td>BUILDING HEIGHT AND FORM</td>
<td>• To maintain the existing predominately single storey scale and pitched roof character of the precinct.</td>
<td>• Ensure new buildings do not exceed the prevailing height of buildings in the streetscape when viewed from the street.</td>
<td>• Buildings or extensions that are out of scale with adjoining buildings or that appear to dominate the precinct’s heritage streetscape or buildings.</td>
<td>![Illustration of single storey building]</td>
</tr>
<tr>
<td></td>
<td>• To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm.</td>
<td>• Ensure upper level additions to existing dwellings are sufficiently setback to minimise their visibility.</td>
<td>• Three storey facades to the street.</td>
<td>![Illustration of pitched roof]</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure visible roof forms integrate with the pitched roofs in the streetscape.</td>
<td>• Flat or curved roofs.</td>
<td>![Illustration of flat or curved roof]</td>
</tr>
</tbody>
</table>

This brochure provides guidelines for the design of new dwellings and dwelling extensions to ensure that proposals assist in achieving the preferred neighbourhood character for the precinct. The guidelines will be used to assess planning applications. They will also be used to assess applications for a report and consent to vary the Building Regulations.
# Design Guidelines

<table>
<thead>
<tr>
<th>Character Element</th>
<th>Objective</th>
<th>Design Response</th>
<th>Avoid</th>
<th>Illustration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Materials and Design Details</strong></td>
<td>• To ensure building materials and façade articulation integrates with the streetscape.</td>
<td>• Ensure materials, colours and facade articulation, including the size and spacing of windows, integrates with the streetscape.</td>
<td>• Bland design such as sheer or plain rendered façades.</td>
<td><img src="image1.png" alt="Integrate with heritage streetscape" /></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure the integration of front verandas and awnings into the facade design where this is a characteristic of the streetscape.</td>
<td>• Large areas of glazing to the street.</td>
<td><img src="image2.png" alt="Avoid bland design" /></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure new dwellings and visible additions complement the historic buildings in the precinct.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure rooflines of new buildings, extensions and additions incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Front Boundary Treatment</strong></td>
<td>• To ensure the height and design of front fences are appropriate to the era of the dwelling and integrates with the streetscape.</td>
<td>• Ensure front fences are no more than 1.5m or the average fence height in the street (whichever is less).</td>
<td>• High solid front fences.</td>
<td><img src="image3.png" alt="Avoid high front fences" /></td>
</tr>
<tr>
<td></td>
<td>• To maintain views of front gardens.</td>
<td>• Ensure the retention of original front fences where heritage overlays apply.</td>
<td>• Fence designs that are inappropriate to the era and design of the dwelling.</td>
<td></td>
</tr>
<tr>
<td><strong>Car Parking Structures</strong></td>
<td>• To minimise the loss of front gardens and the dominance of car parking structures.</td>
<td>• Ensure car parking structures are located to the rear of dwellings where rear access is available. Where no rear access is available, ensure driveways are located to the side of dwellings.</td>
<td>• Driveways and car parking structures that dominate front setbacks or obscure views of the dwellings.</td>
<td><img src="image4.png" alt="Location of car parking structures" /></td>
</tr>
<tr>
<td></td>
<td>• To ensure basement garages do not increase the visual bulk of buildings.</td>
<td>• Ensure car parking structures, including entrances to basements, are setback at least 1m behind the dwelling facade and are designed to minimise their prominence.</td>
<td>• Basement ramps that commence at the street frontage.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• 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.</td>
<td>• Basement garages that result in buildings with a 2.5 to 3 storey appearance from the street.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Where possible, locate the entry to basement garages to the side or rear of dwellings so they are not visible from the street.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
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

