



STONNINGTON NEIGHBOURHOOD CHARACTER REVIEW

For the City of Stonnington

August 2013

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ACKNOWLEDGEMENTS

The Study Team recognises that the State of Victoria has an ancient and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years. We would like to acknowledge the Traditional Owners of this land, and offer our respect to the past and present Elders, and through them to all Aboriginal and Torres Strait Islander People.

PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
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INTRODUCTION

1.1 INTRODUCTION

STUDY BRIEF

The Stonnington Neighbourhood Character Review commenced in April 2012, with the brief to review and update the findings of the *Stonnington Neighbourhood Character Study* (2006) and make recommendations for implementation in the Planning Scheme.

The project comprises three main components:

- Review of the neighbourhood character precincts identified in the 2006 Study, with the aim of reducing the number of precincts and updating the recommendations to reflect changes that have occurred since the completion of the 2006 Study;
- Investigation of areas that may warrant inclusion in the Neighbourhood Character Overlay; and
- Implementation of the study recommendations, in the form of Neighbourhood Character Policy and Neighbourhood Character Overlay Schedules.

STUDY AREA

The study area for the Neighbourhood Character Review is all residential zones (land zoned Residential 1 and Mixed Use) in the municipality, as it was for the 2006 Neighbourhood Character Study.

Areas subject to overlay controls (such as the Heritage Overlay or Design and Development Overlay) were also included.

2006 NEIGHBOURHOOD CHARACTER STUDY

Planisphere completed the Stonnington Neighbourhood Character Study in 2006. The aim of this study was to identify and document the valued neighbourhood character of the municipality's residential areas, make recommendations for preferred neighbourhood character in the future and outline options for implementation of the study's findings through the Planning Scheme or other non-statutory means.

The study commenced with an overview survey of all residential areas at a broad level, to gain an understanding of patterns of residential development across the municipality. Twelve broad neighbourhood character areas were identified, represented in the Neighbourhood Character Framework Plan.

A comprehensive survey at street-by-street level then followed. This survey identified 32 neighbourhood character precincts, for which guidelines were prepared.

Neighbourhood character was described through words, maps and photographs. Public consultation, including community workshops and questionnaires, also helped to inform the study team about neighbourhood character in the municipality.

An important finding of the Study was the recognition that there is a great diversity of neighbourhood character throughout the City. The character of the precincts

identified in the study ranged from traditional low scale suburban development to contemporary, inner urban apartment dwellings.

The outcomes of the study included:

- A Neighbourhood Character Framework plan, identifying the 12 broad character areas;
- Neighbourhood Character Precinct plan, identifying the 32 precincts;
- Precinct Brochures for each of the 32 precincts, comprising a description of the precinct, preferred future character statement and design guidelines;
- Consideration of options for implementing the Study in the Planning Scheme;
- Statutory implementation measures recommended, including referencing the Study in the MSS and Local Policy, adding the Precinct Brochures as an Incorporated Document and the Final Report as a Reference Document.
- Identification of areas of significant character that may result in more specific planning controls, such as the Neighbourhood Character Overlay (NCO).

PROJECT METHODOLOGY 2013 REVIEW

NEIGHBOURHOOD CHARACTER PRECINCTS REVIEW

The review of neighbourhood character precincts comprised the following tasks:

- Desktop review and analysis of the neighbourhood character areas and precincts delineated in the 2006 study. Preliminary ideas gathered about how areas and precincts could be refined or amalgamated as broader scale 'character types', to be checked on site.
- Examination of building and planning permit data to provide information about areas where significant changes to neighbourhood character have occurred since 2006.
- Windshield survey of random streets to gain an overview image of Stonnington's residential areas. Approximately 30% of residential streets were surveyed.
- Areas where the neighbourhood character differed markedly from surrounding residential areas, for whatever reason, noted for further investigation.
- Further detailed survey of 'change areas', based on desktop analysis and areas noted for further investigation. Particular attention was given to the boundaries of each neighbourhood character area.
- Reduction in the number of character precincts, by basing precinct delineation on broader recommendations of preferred future character.
- Preparation of a revised Framework Plan of neighbourhood character precincts across the municipality.
- Revision of preferred character statements for new precincts to ensure the key elements of each neighbourhood character area are captured and translated into appropriate guidelines.
- Revision of design guidelines for each new character precinct.
- Investigation of current approaches to neighbourhood character policy implementation, through discussion with other Councils.

- Translation of these review outcomes into a new Neighbourhood Character Local Policy.

NEIGHBOURHOOD CHARACTER OVERLAYS INVESTIGATION

The 2006 Study recommended further investigation of areas that may have particular heritage or neighbourhood character significance and might require additional planning control to protect this significance.

These areas were subsequently reviewed by Council's heritage consultant and a number were included in the Heritage Overlay. Those areas not recommended for heritage protection were investigated for inclusion in the Neighbourhood Character Overlay (NCO) in this review. Several additional areas were suggested by Council officers or identified by the study team.

The investigation of potential neighbourhood character overlay areas comprised the following tasks:

- Detailed street-by-street survey of 'investigation areas' considered to be of potential neighbourhood character significance.
- Following the survey, mapping and review of each area, including documentation of key character elements, compilation photographic records and consideration of the level of contributory buildings within each street.
- Recommendations made for the level of planning protection required for each area.
- For those areas recommended to be included within the NCO, preparation of detailed descriptions and preferred future character statements.
- Confirmation survey of all recommended NCOs to finalise boundaries.
- Grouping of areas with like characteristics and preferred future character elements.
- Translation of each area or group of areas into a new Neighbourhood Character Overlay Schedules.
- Analysis of housing capacity within proposed NCO areas to determine potential reduction in housing capacity for Stonnington.

POLICY & STATUTORY CONTEXT

EXISTING PLANNING CONTROLS

An outline of the policy and statutory context within the Stonnington Planning Scheme is provided in Appendix A.

In summary, the following provide direction about neighbourhood character:

- SPPF, particularly at Cl.15.01-5
- MSS, namely at Cl. 21.02-2 Urban Environment & Character & Cl. 21.03 Housing
- Cl. 22.06 Residential Character, Amenity & Interface local policy
- Existing zones: Residential 1 Zone & Mixed Use Zone

- ResCode, particularly at Cl. 54.02 Neighbourhood Character & 55.02 Neighbourhood Character & Infrastructure
- NCO & DDO, applied to Hedgley Dene character precinct

MSS REVIEW

Council is currently in the process of updating the MSS. A revised MSS has been formally exhibited as a part of amendment C161 to the Planning Scheme. As the MSS has not yet been adopted, recommendations for implementation of this Review are provided in relation to the existing MSS.

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NEIGHBOURHOOD CHARACTER REVIEW

2.1 NEIGHBOURHOOD CHARACTER PRECINCTS

REVISED NEIGHBOURHOOD CHARACTER PRECINCTS

From the review of the 2006 Study recommendations, four revised neighbourhood character types have been identified.

These character types, shown on the map on the following page, are:

Inner Urban

Garden River

Garden Estate

Garden Suburban

These neighbourhood character types represent broad patterns of residential development across the municipality, and its historic expansion from west to east around the Yarra River corridor and main arterial roads.

Within the Garden Suburban character type, five different variations have been identified, where slight differences exist in relation to building style, siting and scale.

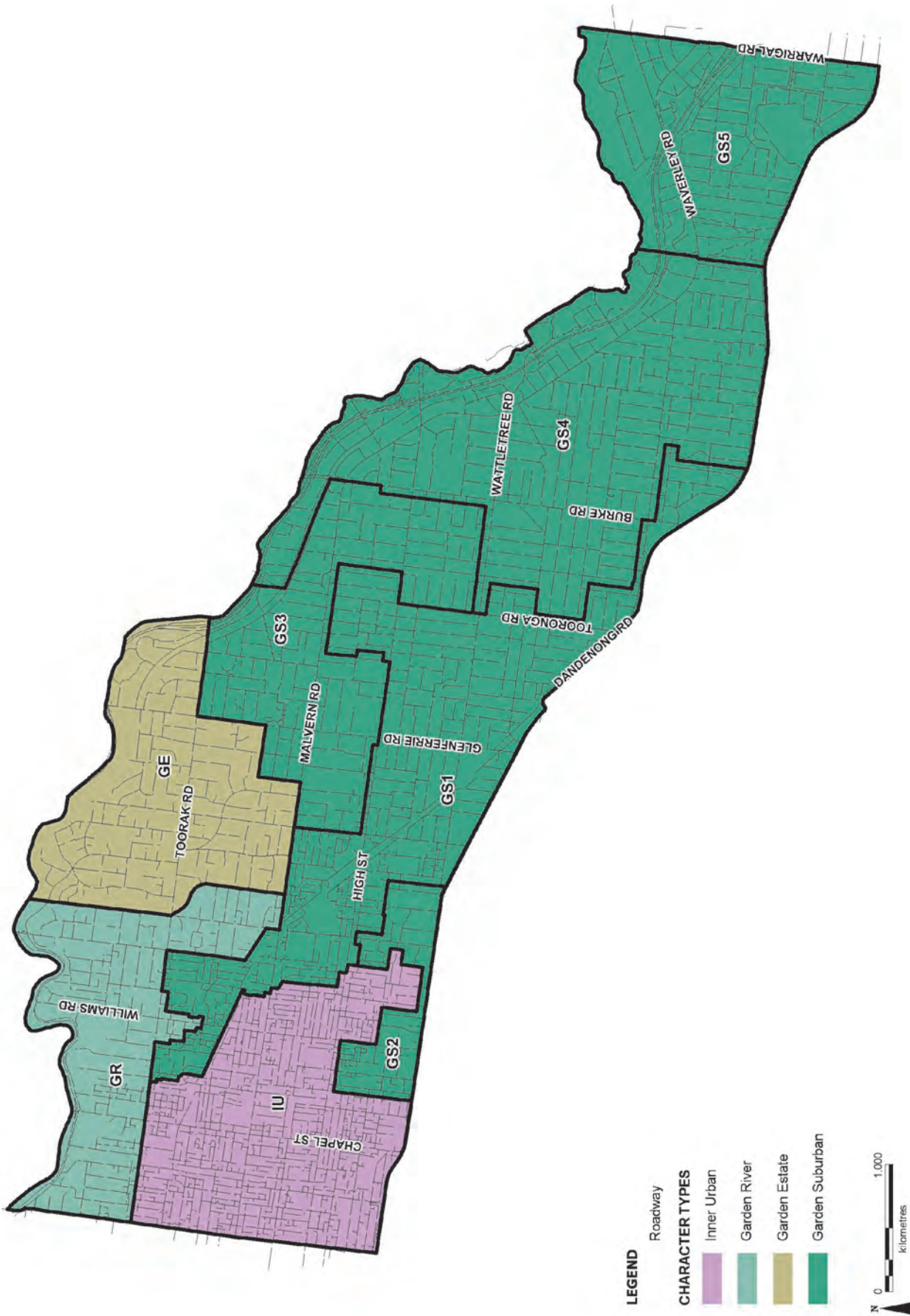
From these character types, eight neighbourhood character precincts have been defined. In many instances, character types and areas identified in the 2006 Study that fall within the same geographic area, and with only minor variations in character, were considered to be suitable for amalgamation into the one precinct.

The identification of the eight precincts has involved updated assessment of the predominant broader scale attributes of the private and public realms, including:

- Lot size and street dimensions;
- Dwelling setbacks and spacing within the streetscape;
- Scale of vegetation and landscape quality of the private and public realms;
- Building scale, articulation and roof form;
- Era of development and architectural styles.

Precinct Profiles have been prepared for the eight character precincts, included as Appendix B. These brochures include a description of the precinct, a preferred future character statement and design objectives and guidelines.

Neighbourhood Character Framework Plan



PRECINCT DESCRIPTIONS & PREFERRED FUTURE CHARACTER

INNER URBAN

Description

The Inner Urban character type comprises a highly urban, historic character where buildings are the key feature of the streetscapes. Buildings have small front setbacks, or are sometimes set up to the footpath, and often have no side separation. Planting is provided along the street or within small front gardens. Subdivision layouts are mostly formal grid patterns, and comprise rear laneways with permeable street blocks.



Preferred Future Character

The Inner Urban character precinct is defined by buildings of innovative and high quality architectural styles that sit comfortably within compact streetscapes of Victorian, Edwardian and Interwar dwellings. Consistent front setbacks reinforce the building edge along the streets, and building heights and forms complement, rather than dominate, the rhythm of development. Well-designed gardens for small spaces contribute to the softening of the streetscape. Low or permeable front fences provide views of building facades and front gardens. Where present, car parking structures are located at the rear of buildings with access from rear lanes to provide continuous, uninterrupted footpaths for pedestrian friendly streets.

GARDEN RIVER

Description

The Garden River character precinct is defined by strong landscape settings, with an undulating topography that provides views of canopy trees in the public and private domain, against a backdrop of the Yarra River, its banks and reserves. Buildings are a dominant feature of this precinct as they are potentially visible from many view points and vistas along the river corridor. Consistent front and side setbacks ensure there is space provided for substantial planting and reinforces existing siting patterns. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips.



Preferred Future Character

The Garden River character precinct comprises buildings that contribute to the Yarra River and its landscaped setting, with innovative architectural styles set among Victorian, Edwardian and Interwar dwellings and well-planted, spacious gardens. New buildings of varying styles and scales are designed to complement and respect the river environs. Consistent front and side setbacks allow for substantial planting that contributes to the tree canopy, and softens the appearance of built form. Where adjoining or visible from the Yarra, buildings address both the street and the River. Low or permeable front fences provide views of building facades and front gardens.

GARDEN ESTATE

Description

The Garden Estate character precinct is defined by spacious, leafy streetscapes and substantial dwellings within formal garden settings on large lots. Streets have a curvilinear subdivision pattern that follows the undulating topography and provides wide grassed nature strips and prominent avenue trees. Dwellings are generally large in scale and present a range of architectural styles, of a high quality of design and material finishes. Front and side setbacks are generous, with provisions for high levels of planting and formal landscaping. Buildings are often hidden behind substantial vegetation or high, solid fences.



Preferred Future Character

The Garden Estate character precinct comprises large, high quality buildings set within spacious, landscaped gardens. Generous front and side setbacks allow space for substantial planting and canopy trees, which reinforces the leafy character of the precinct and contributes to the Yarra River landscape setting. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form and scale of the precinct. Where adjoining the Yarra, buildings address both the street and the River. While many properties have high front fences, these are designed to incorporate some visually permeable elements or landscaping.

GARDEN SUBURBAN 1

Description

The Garden Suburban 1 character precinct is defined by historic, urban residential areas that include many Victorian and Edwardian era dwellings. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Development is often of a 'fine-grained' nature, with small buildings or minimal side setbacks. There are also Interwar, Post-war or modern era flats which are up to three storeys in height. Regular front setbacks allow for small gardens and occasional canopy trees, and low front fences retain views to dwellings.



Preferred Future Character

The Garden Suburban 1 (GS1) precinct comprises leafy streetscapes with a range of Victorian, Edwardian or Interwar era and contemporary buildings set in established garden surrounds. Regular front and side setbacks provide space around buildings and allow for small, well designed garden areas that contribute to the landscape quality of the street. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of form, one-two storey scale and design detail of the older buildings. Low, visually permeable front fences retain views to gardens and dwellings from the street.

GARDEN SUBURBAN 2

Description

The Garden Suburban 2 character precinct is defined by residential areas with a range of dwelling styles from the Victorian era onwards, in established garden settings. Within this precinct the many older buildings include houses of the Victorian and Edwardian eras, and Interwar or Post-war era flats which are up to three storeys in height. Regular front and side setbacks allow for gardens and occasional canopy trees, and together with low front fences, help to create a sense of space in the streetscape. While architectural styles are mixed, many buildings are constructed of brick and render and have pitched, tiled roofs. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips.



Preferred Future Character

The Garden Suburban 2 (GS2) precinct comprises leafy streetscapes with a range of Victorian, Edwardian or Interwar era and contemporary buildings set in established garden surrounds. Regular front and side setbacks provide space around buildings and allow for substantial planting or canopy trees. New buildings or additions offer innovative and contemporary design responses that sit comfortably within the streetscape reflecting the key aspects of building form and the one-three storey scale of the precinct. Low or permeable front fences retain views to gardens and buildings from the street.

GARDEN SUBURBAN 3

Description

The Garden Suburban 3 (GS3) character precinct is defined by spacious residential areas with established garden settings and buildings dating from the Victorian era onwards. Regular front and side setbacks create a sense of space in the streetscape. Low front fences allow views to the buildings and well-planted gardens. While architectural styles are mixed, many buildings are constructed of brick and render and have pitched, tiled roofs. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips.



Preferred Future Character

The Garden Suburban 3 precinct comprises spacious and leafy streetscapes with Victorian, Edwardian, Interwar or Post-war era and new buildings set in established garden surrounds. Generous, regular front and side setbacks provide space around buildings and allow for canopy trees. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form, one-two storey scale and design detail of the older dwellings in the precinct. Low or permeable front fences retain views to gardens and buildings from the street.

GARDEN SUBURBAN 4

Description

The Garden Suburban 4 (GS4) character precinct is defined by spacious residential areas with established garden settings and green, leafy streetscapes. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Regular and generous front and side setbacks create a sense of space in the streetscape. Low front fences allow views to the buildings and well-planted gardens. Buildings date from the Edwardian era onwards, with many Interwar and Post-war era styles, as well as mixed contemporary infill development. Buildings are constructed of timber or brick and have pitched, tiled roofs.



Preferred Future Character

The Garden Suburban 4 precinct comprises spacious and leafy streetscapes with Edwardian, Interwar or Post-war era and new buildings set in established garden surrounds. Regular front and side setbacks provide space around buildings and allow for canopy trees. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form, one-two storey scale and design detail of the older dwellings in the precinct. Low or permeable front fences retain views to gardens and buildings from the street.

GARDEN SUBURBAN 5

Description

The Garden Suburban 5 character precinct comprises spacious residential areas with established garden settings and green, leafy streetscapes. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Regular and generous front and side setbacks create a sense of space in the streetscape. Open frontages, or low front fences, allow views to the buildings and well-planted gardens. Buildings date mostly from the Post-war era onwards, however, there are occasional older, Interwar buildings. Most buildings are constructed of brick, some with render detail and have pitched, tiled roofs.



Preferred Future Character

The Garden Suburban 5 character precinct comprises spacious residential areas with established garden settings and green, leafy streetscapes. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Regular and generous front and side setbacks create a sense of space in the streetscape. Open frontages, or low front fences, allow views to the buildings and well-planted gardens. Buildings date mostly from the Post-war era onwards, however, there are occasional older, Interwar buildings. Most buildings are constructed of brick, some with render detail and have pitched, tiled roofs.

PRESSURES FOR CHANGE & THREATS

Stonnington is constantly under pressure for new development and change. A number of issues of concern were highlighted by the community during consultation for the preparation of the 2006 Study. This includes new development that is not designed to respond to its site context or the landscape quality of the area, presents incongruous building forms to the streetscape or changes the established relationship of buildings to the public realm.

The following threats to neighbourhood character have been identified across all residential areas within the municipality.

FENCES

High, solid fences inhibit views to buildings or vegetation in private gardens and reduce the sense of openness of a street. They are only an appropriate design response in streets where similar fencing predominates, such as main roads and the Garden Estate character precinct. In highly consistent streetscapes, high, solid fences significantly undermine the area's neighbourhood character.

BUILDING FORM & SCALE

In terms of building form and scale, threats to neighbourhood character include:

- Buildings that are out of scale with other buildings in the precinct.

- Roof forms that differ markedly from other roof forms in the street where this is a consistent characteristic; for example, a flat roofed structure within a consistent streetscape of pitched roof forms.

SITING & RHYTHM

In terms of building siting and rhythm, threats to neighbourhood character include:

- Substantially reduced front setbacks which increase the built form enclosure of the street, reduce the amount of front garden space, and may hence undermine the vegetation character of the street.

- Reduced side setbacks where the established rhythm of space between buildings in the street is not reflected, particularly, boundary-to-boundary development in a streetscape where there is space between each building form.

- Reduced rear setbacks and loss of available garden space, in areas where partial views to rear gardens may be otherwise visible from the street.

- Buildings not sited in response to the topography in the river environs in the Garden River and Garden Estate precincts.

DESIGN DETAIL

In terms of design detail, threats to neighbourhood character include:

- New buildings that do not respect the predominant colour or materials selection, where this is particularly highly consistent in a streetscape.

- Buildings without eaves, where eaves are typically provided in the roof forms in a streetscape.

Buildings that do not reflect the pattern of asymmetrical building forms, where this is highly consistent and dominant in the streetscape.

HERITAGE

Reproduction heritage styles, particularly when stylistically inaccurate or out of context, are not desirable, particularly within areas of significant neighbourhood character or Heritage Overlay areas.

CAR ACCESS & STORAGE

The siting and design of car access and storage can have a substantial impact upon the character of streetscapes. This occurs through:

Additional or widened crossovers that result in increased hard paving and loss of nature strip planting.

Hard paving areas for car parking within frontage setbacks that are in excess of a standard driveway width and result in the loss of garden space and permeable ground for sustaining vegetation.

Car parking structures that dominate the street presentation of a dwelling due to their location within the frontage setback or their excessive width.

LANDSCAPING

Landscaping relates to the landscaping of individual gardens and the cumulative effect of landscaping across an entire area. Key threats to neighbourhood character in terms of landscaping are the loss of canopy trees or other forms of vegetation. This includes street trees and planting in private gardens. In addition, new development that does not provide adequate garden space for the planting of new vegetation is a threat to neighbourhood character.

PUBLIC REALM

Bluestone kerbing is a feature of many neighbourhoods in Stonnington and its loss could adversely impact the appearance of a streetscape. As noted above, the loss of street trees and space allocated for nature strips also poses a threat to the character of areas.

2.2 AREAS OF SIGNIFICANT NEIGHBOURHOOD CHARACTER

From the detailed survey of the NCO investigation areas, 23 areas have been identified as having a significant neighbourhood character and are recommended for inclusion in the NCO. The recommended NCOs are shown on the map on the following page.

These areas have been selected as they are considered to be rare or exemplary, are particularly intact or have a distinctive and strong neighbourhood character that could potentially be under threat from unsympathetic development. Within the context of surrounding residential areas, the areas of significant neighbourhood character may provide an intact glimpse of the original street layout or building stock, or offer a distinctive landscape quality that has evolved over the years.

VICTORIAN & EDWARDIAN

- 1 MAY ROAD AREA
- 2 SPRING STREET AREA
- 3 WILLIS STREET
- 4 BIDEY STREET & PACKINGTON PLACE

EDWARDIAN

- 5 CLOSEBURN AVENUE
- 6 BAILEY AVENUE & VALENTINE GROVE AREA
- 7 STANHOPE STREET
- 8 DIXON STREET & JORDAN STREET
- 9 ARDRIE ROAD

EDWARDIAN & INTERWAR

- 10 JOHN STREET & BOARDMAN STREET
- 11 KENILWORTH GROVE & GLENTILT ROAD
- 12 MANNING ROAD AREA

CALIFORNIAN BUNGALOWS

- 13 MACGREGOR STREET AREA
- 14 BOSTON & WASHINGTON AVENUES AREA
- 15 SYCAMORE STREET AREA

EARLY MODERN & POST-WAR

- 16 LALBERT CRESCENT

INTERWAR & POST-WAR

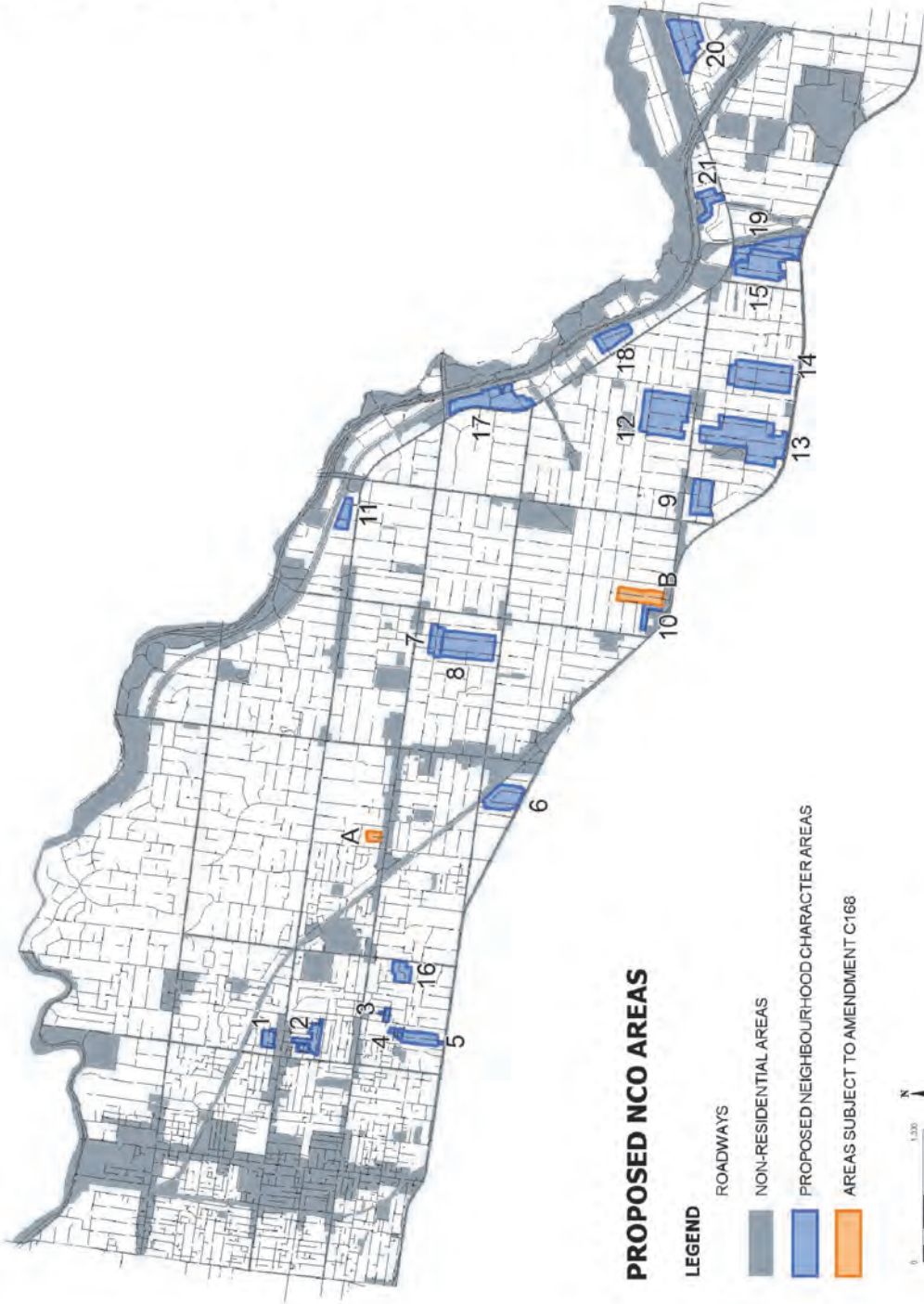
- 17 ALLENBY AVENUE AREA
- 18 CAIRNES CRESCENT AREA
- 19 BRUCE STREET AREA

POST-WAR

- 20 GREEN GABLES AREA
- 21 CAMINO TERRACE

AREAS SUBJECT TO AMENDMENT C168

- A BALDWIN STREET
- B CLARENCE STREET



RECOMMENDED NCO AREAS

The survey findings and recommendations for each recommended NCO area are included in Appendix C: Recommended Neighbourhood Character Overlay Areas.

For each recommended NCO area, the following information has been assembled:

- Map of the area recommended for further protection;
- Survey photos;
- Detailed documentation of existing characteristics.

Two of the 23 areas recommended for inclusion within the NCO have commenced the Planning Scheme amendment process – Baldwin and Clarence Street, Malvern East. Amendment C168 has been exhibited and submissions have been received. Council will soon request an Independent Panel be convened to consider these submissions.

The remaining 21 areas have been grouped into seven categories, thereby allowing all areas to be accommodated within seven NCO Schedules. The grouping of these areas is based upon similarities in the existing and preferred future character for each area and the corresponding design objectives and requirements. A preferred future character statement has been prepared for each group of areas, also included as Appendix C.

The seven categories have been generally formed around era of development and architectural style:

<p>1. Victorian & Edwardian</p>		<p>May Road area Spring Street (including Irene Place) area Willis Street Bidey Street & Packington Place</p>
<p>2. Edwardian</p>		<p>Closeburn Avenue Bailey Avenue & Valentine Grove area Stanhope Street Dixon & Jordan Streets Ardrie Road</p>
<p>3. Edwardian & Interwar</p>		<p>John and Boardman Streets Kenilworth Grove & Glentilt Road Manning Road area</p>

<p>4. Californian Bungalows</p>		<p>Macgregor Street area Boston and Washington Avenues area Sycamore Street area</p>
<p>5. Early Modern & Post-war</p>		<p>Lalbert Crescent</p>
<p>6. Interwar & Post-war</p>		<p>Allenby Avenue area Cairnes Crescent area Bruce Street area</p>
<p>7. Post-war</p>		<p>Green Gables area Camino Terrace area</p>
<p>8. Priority areas (Subject to Amendment C168)</p>		<p>Baldwin & Clarence Streets</p>

DESIGN & DEVELOPMENT OVERLAY

A number of these areas are also considered to require additional control for front fencing: This can only be achieved through the application of the Design and Development Overlay (DDO) in addition to the NCO.

- May Road area
- Irene Place
- Willis Street
- Bidey Street
- Packington Place
- Ardrie Road
- Lalbert Crescent
- Allenby Avenue area
- Cairnes Crescent area
- Bruce Street area
- Green Gables area
- Camino Terrace area

PRESSURES FOR CHANGE & THREATS

The issues relating to neighbourhood character management across the municipality discussed in the previous section of this report also relate to the potential NCO areas. These issues are heightened within areas of significant neighbourhood character, where the character has a greater degree of consistency and the impact of incongruous design responses is thereby accentuated. Second storey elements are an additional threat that is relevant in some significant character areas. In significant character areas, it is considered that all types of dwellings can potentially impact upon the identified significance. This includes single dwellings as well as multi-unit development.

SECOND STOREY ELEMENTS

Second storey elements that visually dominate heritage and other older buildings that form part of the area's neighbourhood character may be out of character with the streetscape and inconsistent with the original or dominant architectural style.

The 'box on a box' style of second storey addition can dramatically distort the proportion of the original dwelling and be out of scale with its neighbours. Second storey additions to older dwellings that form a vital part of the neighbourhood character should be designed so that the main ridgeline of the original roof form is evident.

HOUSING CAPACITY ANALYSIS

The introduction of additional neighbourhood character controls must be considered in relation to the capacity of the Stonnington municipality to meet projected demand for additional housing. In some instances, the capacity of residential areas where additional controls are recommended, particularly where the NCO is applied, may be reduced. Analysis of the capacity of these areas as existing and once the NCO is applied has been undertaken to estimate how capacity might be affected by the application of the NCO.

Every lot within the proposed NCO areas was analysed according to its current development potential based on lot size shown in the table on the following page.

These lot size categories are based upon the assumption that each multi-dwelling unit requires between 300-350m² of site area, as shown in the table.

SITE CAPACITY BY LOT SIZE

Lot size (m²)	Potential dwelling yield	Net gain in dwellings
0-599	1	0
600-849	2	1
850-1049	3	2
1050-1199	4	3
1,200+	5	4

Once the total potential dwelling yield was calculated a development rate was then applied to provide a realistic projection of how many available lots are likely to be developed over an approximate time horizon of 15 years.

A development rate of 20% is often applied in housing capacity assessments for residential areas unencumbered by additional overlay controls. Frequently these studies remove areas affected by the HO and NCO from their analysis and assume they will not yield any additional dwellings.

However, in this assessment a lower development rate of 10% has also been calculated to reflect the fact that dwellings within the NCO are able to be demolished provided that the replacement dwellings meet design requirements.

The areas proposed to be included in the NCO comprise a total of 1380 lots. The estimated capacity of these lots to accommodate additional dwellings, per site area category is:

NCO CAPACITY BY LOT SIZE

Lot size (m²)	Lot count	100% capacity	Development rate 20%	Development rate 10%
0-599	786	n/a	n/a	n/a
600-849	529	529	105	52
850-1049	42	84	16	8
1050-1199	9	27	5	2
1,200+	14	56	11	5
Total	1380	696	137	67

It is therefore estimated that the proposed NCO areas would be likely to accommodate an additional 137 dwellings over the next 15 years without the application of the NCO. Once the NCO is applied this is expected to reduce by 70 dwellings to 67 dwellings.

The State Government's Victoria in Future population and housing projections (2012) estimate that the change in population within the City of Stonnington from 2011 to 2031 will be 16,977 people. This will equate to an additional 10,043 households.

In this context, the estimated loss of potential for approximately 70 dwellings is not expected to be an issue for the municipality's ability to achieved projected housing demand. Even if no development occurred in the NCO areas, a reduction of the City's capacity by 137 dwellings is not considered significant.

3

IMPLEMENTATION

3.1 DETERMINING THE APPROACH TO IMPLEMENTATION

The method for determining the preferred approach to statutory implementation of the Review recommendations has followed these steps:

- Identify the character and significance of the area (as set out in Section 2 of this report)
- Determine the existing pressures for change and threats to the area (as set out in Section 2 of this report)
- Analyse current statutory controls to determine where there are gaps in the protection of identified character or significance
- Determine which available planning controls are required to address these issues

CHARACTER & SIGNIFICANCE

The neighbourhood character of all residential areas across the municipality has been identified in the precinct profiles, set out in Section 2.1 of this report.

The neighbourhood character and significance of the areas recommended for the NCO has been identified for the 23 areas, set out in Section 2.2 of this report. The relative significance of each area identified as being of significant neighbourhood character is based upon comparison with other residential areas across the municipality, as well as general assessment of other residential areas across metropolitan Melbourne in view of Planisphere's experience in conducting many similar character studies. This assessment has determined which areas have character attributes that are rare, exemplary of a particular type of suburban development, or atypical.

It is noted that the heritage significance of these areas has also been previously assessed and they have not been recommended for heritage controls.

PRESSURES FOR CHANGE & THREATS

The identified pressures for change to Stonnington's residential neighbourhoods and resultant threats to neighbourhood character and significance are detailed in the previous report sections.

Within general character precincts, threats to character are mostly posed by multi-unit development proposals, which frequently result in a greater scale, site coverage or massing of development and a resultant reduction in space around buildings or for landscaping. Within areas of significant neighbourhood character that have a high degree of consistency within the streetscape, these threats can relate to all types of development, including single dwellings.

ANALYSIS OF CURRENT STATUTORY CONTROLS

Stonnington's existing planning scheme requires consideration of neighbourhood character when a planning permit is required. This is evident in the:

- SPPF, particularly at Cl.15.01-5
- MSS, namely at Cl. 21.02-2 Urban Environment & Character & Cl. 21.03 Housing
- Cl. 22.02 Urban Design Local Policy
- Cl. 22.06 Residential Character, Amenity & Interface Local Policy
- Existing zones: Residential 1 Zone & Mixed Use Zone
- ResCode, particularly at Cl. 54.02 Neighbourhood Character & 55.02 Neighbourhood Character & Infrastructure
- NCO & DDO, applied to Hedgley Dene character precinct.

An overview of the existing statutory policy and controls relating to neighbourhood character in Stonnington - either within a general character precinct or within an area of significant character - is provided in Appendix A.

Aside from the NCO and DDO for Hedgley Dene, these policies and controls do not provide information about the character of specific parts of the municipality or offer specific detail about appropriate design responses for new development.

The specific information assembled in this Review about each of the general character precincts across the municipality should be embedded in the Planning Scheme. In particular, the definition of the preferred future character for each precinct and the design guidelines will inform the design development and decision making processes.

Within general neighbourhood character precincts, the additional information and design direction contained within the Precinct Profiles would provide an adequate level of protection.

For areas of significant character proposed, a higher degree of control over all types of buildings is considered to be necessary to protect the identified elements of significant character.

OPTIONS FOR STATUTORY IMPLEMENTATION

There are a number of statutory controls available to manage neighbourhood character, which include:

Council guideline

MSS

Local policy

Zones & zone schedules

Overlay controls (NCO, DDO, VPO, SLO)

Incorporated & reference documents.

A description of each of these statutory controls, and the advantages or disadvantages of each, is provided at Appendix E.

FUNCTIONS OF AVAILABLE STATUTORY CONTROLS

The VPP Practice Note *Using the Neighbourhood Character Provisions in the Planning Scheme* provides a guide summarising the functions of some of these controls. This has been amended to include reference to the schedules that will be possible within the new residential zones:

Function	Local planning policy	Schedule to R1Z	Schedule to new zones	NCO	SLO	VPO	DDO
Vary Clause 54 and 55 standards (ResCode)	x	✓ Limited to residential development standards	✓	✓ Excludes standards specified in Clause 43.05-3	x	x	x
Describe preferred neighbourhood character	✓	x	x	✓	✓	✓	✓ As a design objective
Require a permit for vegetation removal	x	x	x	✓	✓	✓	x
Require a permit for demolition	x	x	x	✓	x	x	x
Require a planning permit for one dwelling on a lot	x	✓ For lots between 300-500 square metres	✓ NRZ ✓ GRZ: for lots between 300-500m ² x RGZ	✓	✓	x	✓
Introduce local neighbourhood character objectives	✓	x	x	✓	✓	✓	✓ As a design objective
Introduce additional decision guidelines	✓	x	✓	✓	✓	✓	✓

RECOMMENDED APPROACH

A local policy is the preferred method of statutory implementation to apply to general residential areas across the municipality. A local policy can provide precinct-specific neighbourhood character detail to assist decision-makers in implementing ResCode provisions. This guidance is considered necessary in relation to multi-unit development which can often pose a threat to an area's neighbourhood character.

Within areas of identified neighbourhood character significance, the NCO is considered the most suitable control by which to achieve the preferred future character for each area and to implement the design guidelines for all types of residential development, including single dwellings as well as multi-unit development.

THE NEXT STEP: LIKELIHOOD OF APPROVAL

Once the preferred approach to implementation has been established, the likelihood of approval of additional statutory controls by a Planning Panel or the Minister for Planning must then be considered: there is no point in recommending implementation options to Council that will not be ultimately approved. Current State policy and directives and issues raised previously by Panels in making recommendations on other similar Planning Scheme Amendments will be important considerations in making the final recommendations to Council.

Should Council resolve to proceed with statutory implementation measures, the need for additional planning controls in some areas, as opposed to others where existing controls may suffice, must be clearly identified and supported by a methodology based upon accepted planning practice. In making the recommendations for this Review, all of the above issues have been taken into consideration.

3.2 STATUTORY IMPLEMENTATION RECOMMENDATIONS

The aims of the statutory approach should be:

- To give recognition to the Review within the Planning Scheme, as an important background document.
- To provide appropriate strategic direction and 'triggers' for consideration of neighbourhood character within the MSS, as the umbrella for policy and controls.
- To ensure the Preferred Character Statements and design guidelines developed for each precinct and area of significant character are embedded within the Planning Scheme, to be used as an assessment tool for planning applications.

MSS

The following changes are recommended for the MSS:

Clause 21.02-2 Urban Environment & Character

Under Strategies – Neighbourhood Character – replace 'respects the valued built form and character of the local precinct' with:

- Contributes to the area's preferred neighbourhood character
- Within areas of significant neighbourhood character, reflects the key characteristics of the streetscape

Reference to 2 storeys should be removed and replaced with a general strategy about respecting the predominant building scale of the area.

Implementation measures should include:

- Apply the Neighbourhood Character Overlay or the Design and Development Overlay to areas identified as having a significant neighbourhood character.
- Use the Neighbourhood Character policy (Clause 22.23) in the consideration of planning applications.

Clause 21.03-2 Residential Areas

Under Strategies for Residential Character, include reference to an area's preferred character.

Implementation measures should include:

- Using the Neighbourhood Character policy (Clause 22.23) in the consideration of planning applications.
- Applying the Neighbourhood Character Overlay or the Design and Development Overlay to areas identified as having a significant neighbourhood character.

Clause 21.06 Reference Documents

Add the 2013 Neighbourhood Character Review and Precinct Brochures as a Reference Document.

LOCAL POLICY**Clause 22.02 Urban Design Policy**

The recommendations of the Review are generally consistent with this policy. General guidelines relating to neighbourhood character elements that may conflict with the neighbourhood character policy which provides precinct-specific guidance should be removed. They should be replaced with policy that states that the siting and design of buildings should contribute to the preferred character of the precinct.

The Review should be included as a reference document.

Clause 22.04 Heritage Policy

The recommendations of the Neighbourhood Character Study 2006 and the 2013 Review are consistent with this policy, but the 2013 Review does not need to be included as a reference document.

Clause 22.06 Residential Character, Amenity & Interface Policy

The recommendations of the Neighbourhood Character Study 2006 and the 2013 Review are consistent with this policy. Reference to the preferred character of precincts should be included and the Review should be included as a reference document.

Neighbourhood Character Policy

The key elements of the Precinct Profiles should be included in a new Neighbourhood Character local policy.

This Policy would include for each precinct the Statement of preferred neighbourhood character and the design guidelines, including design objectives and responses.

The Review should be included as a reference document.

ZONES & OVERLAYS**NEW RESIDENTIAL ZONES**

In July 2013, the State government introduced new residential zones into State policy. On 1 July 2014, the General Residential Zone will automatically be applied to all Residential 1 Zoned land unless Council introduces the new zones before this time. This Review will assist with the implementation of the new zones by providing additional guidance for development to respond to neighbourhood character. It could also be used to justify the application of the Neighbourhood Residential Zone to identified significant character areas. The application of the new zones to the municipality should be consistent with the findings of this Review.

NEIGHBOURHOOD CHARACTER OVERLAY

The most appropriate format of the NCO schedule has been determined through experience with implementation of NCOs in other municipalities and previous discussion with the former DPCD.

As detailed in Section 2.2 and Appendix C of this report, it is recommended that seven new NCO Schedules are created from the 23 areas recommended for planning controls. The areas were grouped according to similarities in design objectives, permit requirements and ResCode changes. This was considered to be a more efficient way of introducing the new controls to the Planning Scheme, rather than creating separate schedules for each of the 23 identified areas.

NCO SCHEDULE OVERVIEW

Statement of neighbourhood character

The statement of neighbourhood character details the significance of the NCO and why it is considered to be distinct or distinctive in the context of other residential areas. It also describes the preferred future character for each area.

Neighbourhood character objectives

Neighbourhood character objectives for each NCO detail what needs to be achieved to retain and enhance the significance of the area. These objectives augment the design outcomes listed in ResCode (Clauses 54 and 55) and relate to the design objectives set out within the relevant Precinct Profile for the broader area.

Permit requirement

The NCO schedule allows for a range of permit triggers. All of the NCOs are recommended to include permit requirements:

- To construct or extend an outbuilding normal to a dwelling.
- To demolish or remove a building.

For areas where protection of trees is particularly important (i.e. Lalbert Crescent and Kenilworth Grove and Glentilt Road), the following additional permit requirement applies:

- To remove, destroy or lop trees.

Modification of Clause 54 & Clause 55 standards (ResCode)

Modifications to the ResCode standards are recommended where it is considered that the existing standards are not sufficient to maintain the character of an area.

For all of the NCOs this relates to:

- Street setback – Standards A3 and B6
- Walls on boundaries – Standards A11 and B18
- Design detail – Standards A19 and B31
- Front fence height – Standards A20 and B32

Decision Guidelines

The NCO allows additional decision guidelines to be specified. Recommended for each of the areas with significant neighbourhood character are:

- The extent to which the proposed buildings or works contribute to the preferred neighbourhood character of the area.
- The extent to which any building to be demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

DESIGN & DEVELOPMENT OVERLAY

A Design and Development Overlay (DDO) is recommended for selected NCOs where it is considered that the introduction of a non-conforming fence would have a substantial impact upon streetscape character. As fencing alone is not a trigger under the NCO, an additional DDO is required. This control only has a permit trigger for fences that do not meet a specified description.

Two DDO Schedules are proposed:

- For areas that are characterised by uniform timber picket fences up to 1.2m in height
 - May Road area
 - Irene Place
 - Willis Street
 - Bidey Street
 - Packington Place
 - Ardrrie Road
- For areas that feature low brick fencing up to 0.5 metres in height
 - Lalbert Crescent
 - Allenby Avenue area
 - Cairnes Crescent area
 - Bruce Street area
 - Green Gables area
 - Camino Terrace area

FURTHER WORK

The revised MSS includes reference to updating the Council's housing strategy under 'further work' as follows:

Update Council's Local Housing Strategy taking into account current capacity estimates, the most recent Census and subsequent updating of population projections.

The outcomes of the Review would need to be integrated with any future Housing Strategy whereby levels of desired change and density are considered in more detail.

3.3 OTHER IMPLEMENTATION OPTIONS

Non-statutory actions will also provide an important means of implementing Council's neighbourhood character objectives. Suggested measures include:

PRECINCT PROFILES

The Precinct Profiles, included as Appendix B, have been prepared to provide comprehensive information about each precinct in a manner that is easily understood by all in the community. They should be readily available from Council offices and accessible on Council's website.

COMMUNITY ENCOURAGEMENT & EDUCATION

Community awareness of the importance of neighbourhood character issues is an essential aspect of implementation. This applies to a range of different groups in the community where a range of approaches to communication are required. This includes:

- Education of real estate agents and developers.
- Working with residents' groups and landowners generally.
- Education of design and building professionals

The Final Report and Precinct Profiles will form a large part of this communication. Additional techniques that could be used include:

- Awards or encouragement schemes for 'good character' developments.
- Workshops with residents' groups, Council staff, developers or design professionals.
- Public displays.
- Media articles/events

STAFF SKILLING & DESIGN ADVICE

Council's statutory planners need continued support and training to make the best use of this Review's recommendations. Correct approaches to site analysis, knowledge about acceptable design solutions, familiarity with architectural styles, and consistency of decisions are all important. Training sessions, workshops and review of current applications by urban design consultants are useful techniques. In addition, training may be required by other parts of the Council organisation where the recommendations impact upon public domain works designed and undertaken by engineering personnel or contractors in accordance with specifications prepared by Council staff.

Resourcing may be an issue in the implementation of the recommendations of this Review, as some recommendations such as increasing controls over buildings and vegetation and more detailed assessment of design may result in increased workloads for planning staff. The Council must be aware of this potential and monitor the effect of introducing new controls to ensure that implementation of the Review is effective.

Above all, the Council must determine to 'send out the right message' to the development community through consistent decision making as well as communication techniques discussed earlier. That message must foster an expectation that the best quality design is expected, and that applicants will be subject to delays or refusal if they fail to meet this expectation.

STATUTORY SUPPORT

The main vehicles for statutory support are the Overlay controls and the Local Policy amendments recommended, coupled with the community education and encouragement initiatives referred to above. However, there are allied or associated measures that can be taken.

Possibilities include:

- Permit conditions
- Better enforcement of planning conditions
- Increased publicity about penalties
- Active monitoring of works undertaken without permission (eg illegal carports)
- Local Laws

4

APPENDICES

A

POLICY & STATUTORY CONTEXT

STATE PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) provides a context for planning and decision making. It seeks to ensure that the objectives of planning are fostered through appropriate land use and development policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development. The SPPF recognises the importance of neighbourhood character and contextual design. It states that neighbourhood character should be recognised and protected.

ZONES

Residential 1 Zone

The majority of the land considered in the Review is currently zoned Residential 1. The purpose of the Residential 1 zone relating to neighbourhood character is:

To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.

To encourage residential development that respects the neighbourhood character.

The Schedule to Stonnington's Residential 1 Zone does not vary any of the ResCode requirements.

Mixed Use Zone

Some of the land in considered in the Review is zoned Mixed Use. An amended Mixed Use Zone was recently introduced by Amendment VC100 as part of the State government's suite of reformed zones. The purpose of this zone is now:

To provide for range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

Multiple schedules to the Mixed Use Zone are now possible and can include the following:

- Objectives
- Variations to ResCode standards
 - Minimum street setback
 - Site coverage
 - Permeability
 - Landscaping
 - Side and rear setbacks
 - Walls on boundaries
 - Private open space
 - Front fence height

- Maximum building height requirement
- Exemption from notice and review
- Application requirements
- Decision guidelines.

The Schedule to Stonnington's Mixed Use Zones does not specify any objectives or other detail and does not vary any of the ResCode or other requirements.

OVERLAYS

Heritage Overlay

The Heritage Overlay (HO) applies to a number of sites and precincts throughout the residential areas.

The purpose of the Heritage Overlay includes:

To conserve and enhance heritage places of natural or cultural significance and to ensure development does not adversely affect the significance of heritage places.

Design & Development Overlay

Within the study area, the Design and Development Overlay applies to several sites and precincts where specific design outcomes are envisaged.

The purpose of the Design and Development Overlay includes:

To identify areas which are affected by specific requirements relating to the design and built form of new development.

RESCODE

ResCode applies to single dwellings (Clause 54) and dwellings on lots less than 300m² or multi-dwelling development (Clause 55) for residential development up to four storeys in residential zones. Both Clauses require a site analysis and design response statement to accompany a planning or building permit application, and consideration of any relevant neighbourhood character policy.

Through ResCode, neighbourhood character is a mandatory starting point for the assessment of planning applications. It encourages residential development to respect the existing neighbourhood character of an area or contribute to a preferred neighbourhood character.

ResCode standards that relate specifically to neighbourhood character issues include:

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.

The design of buildings [...] should respect the existing or preferred neighbourhood character.

MUNICIPAL STRATEGIC STATEMENT

Council is currently in the process of updating the MSS. A revised MSS has been formally exhibited as a part of amendment C161 to the Planning Scheme. As the MSS has not yet been adopted, recommendations are provided in relation to the existing MSS.

The current MSS now includes reference to neighbourhood character at a strategic, overarching level, and addresses the requirements for consideration of neighbourhood character in new development.

Clause 21.02-2, Urban Environment and Character, refers to the importance of recognising and enhancing the qualities and attributes that define the City's character. Use and development is to respect the valued built form and character of the local precinct.

Clause 21.03-2, Residential Areas, includes objectives and strategies to maintain and enhance character and to encourage positive development outcomes. It recognises the need for areas with special character to be protected.

CLAUSE 22.02 URBAN DESIGN POLICY

Clause 22.02, Urban Design Policy, aims to ensure that the design and scale of new development makes a positive contribution to the area's built form. Development is to respect and be consistent with the character of the surrounding area and maintain the City's diverse character of built form, including through the retention of existing dwellings. The clause includes policy regarding building height, alignment, setbacks, materials, landscaping, car parking structures and front boundary treatment.

CLAUSE 22.04 HERITAGE POLICY

Clause 22.04, Heritage Policy, applies to sites included within the Heritage Overlay immediately adjoining sites. The objectives of this policy include:

To recognise, conserve and enhance places in the City identified as having architectural, cultural or historical significance.

To ensure that any additions, alterations and replacement buildings are sympathetic to the heritage area and / or surrounds.

CLAUSE 22.06 RESIDENTIAL CHARACTER, AMENITY & INTERFACE POLICY

Clause 22.06, Residential Character, Amenity and Interface Policy, aims to maintain and enhance the character and amenity of residential areas. It also seeks to protect the amenity of residential areas from the effects of other neighbouring commercial and industrial uses.

REFORMED RESIDENTIAL ZONES

The State Government has recently introduced reformed residential zones into the Victorian planning system including the following new residential zones:

Residential Growth Zone (RGZ)	Enables housing growth and diversity in appropriate locations
General Residential Zone (GRZ)	Respects and preserves neighbourhood character while allowing moderate housing growth and diversity
Neighbourhood Residential Zone (NRZ)	Restricts housing growth in areas identified for urban preservation

Stonnington has not yet applied these zones. Council has 12 months to introduce the new zones from 1 July 2013, or the existing Residential 1 Zone in Stonnington will automatically be translated into General Residential Zone will automatically. The three new zones which have been introduced into the Victoria Planning Provisions through Amendment V8, give greater clarity about the type of residential development that can be expected in residential areas.

The zones provide more flexibility to vary ResCode standards and less restrictions on non-residential uses. ResCode standards that can now be varied in terms of minimum permeability coverage, landscaping specifications and walls on boundaries specifications.

Residential Growth Zone

The Residential Growth Zone provides for housing at increased densities and a transition between more intensively used and developed areas and areas of more restricted housing growth. Unlike the existing Residential 1 Zone and Mixed Use Zone, it does not refer to neighbourhood character in its purpose. *Practice Note 78: Applying the residential zones* identifies character as relevant to this zone for areas identified for growth and change and where a high level of development activity is existing and desired. The zone includes a default 13.5 metre discretionary height limit for dwellings and residential buildings which, when varied by Council, becomes mandatory.

General Residential Zone

The General Residential Zone is most similar to the existing Residential 1 zone. It aims to respect neighbourhood character and refers to neighbourhood character policy and guidelines in its purpose. It includes a default 9 metre discretionary height limit for dwellings and residential buildings which, when varied by Council, becomes mandatory.

Neighbourhood Residential Zone

The Neighbourhood Residential Zone includes following the objectives:

To recognise areas of predominantly single and double storey residential development.

To limit opportunities for increase residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

Practice Note 78: Applying the residential zones states that Neighbourhood Character Overlays may be used to indicate where this zone may be applied. It may also apply to areas with a neighbourhood character that is sought to be retained. By default, the zone limits development potential to no more than two dwellings per lot and provides a mandatory maximum building height of 8 metres for a dwelling or residential building. These provisions can be varied in the schedule.

B

PRECINCT PROFILES

INNER URBAN PRECINCT PROFILE



INNER URBAN DESCRIPTION

The Inner Urban character type comprises a highly urban, historic character where buildings are the key feature of the streetscapes. Buildings have small front setbacks, or are sometimes set up to the footpath, and often have no side separation. Planting is provided along the street or within small front gardens. Subdivision layouts are formal, and comprise rear laneways with permeable street blocks.

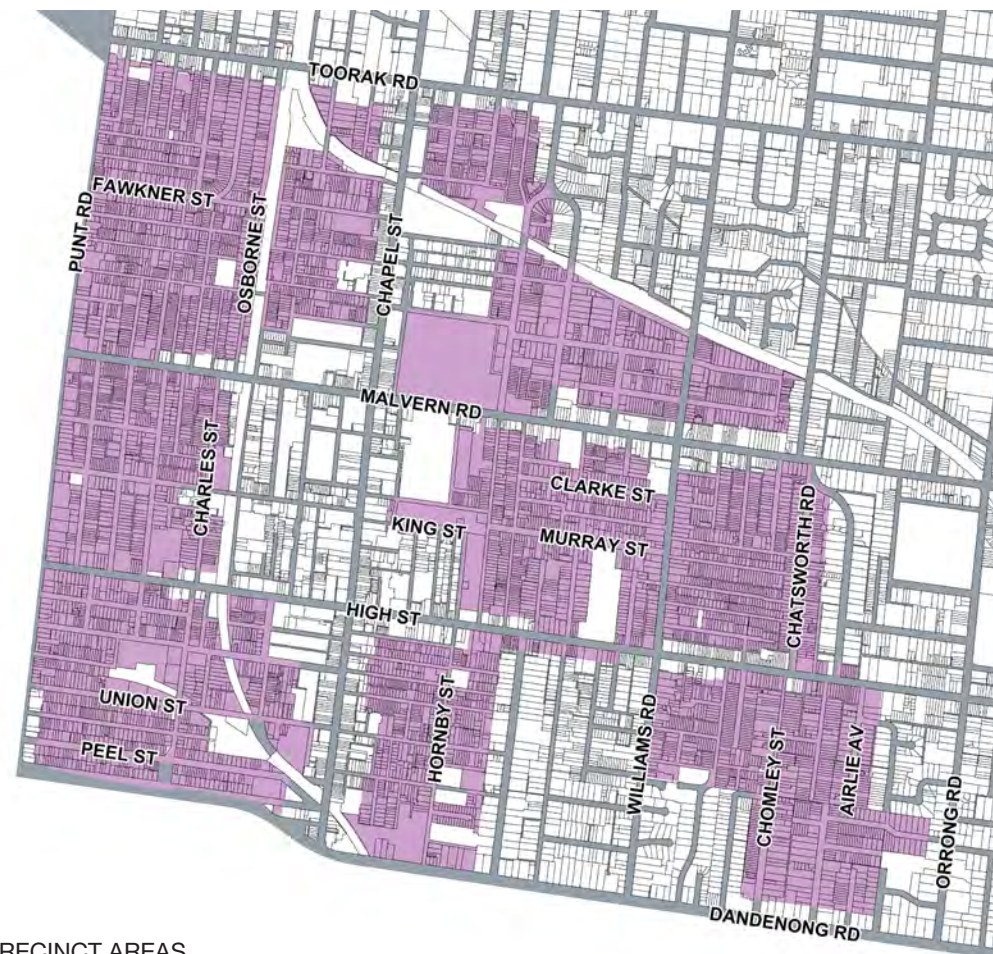
KEY CHARACTERISTICS

DESCRIPTIONS

Architectural style, form and layout	Mixed architectural styles, with buildings from the Victorian, Edwardian, Interwar and Postwar eras and recent development. Buildings are generally semi-detached or terraced, with simple plan layouts. Front facades are articulated with the use of verandahs, balconies, recesses, windows and doorways. Building and roof forms are generally mixed.
Building materials	Mixed, with use of timber weatherboard, brick, render and more recent contemporary materials.
Building heights	1 to 2 storeys with 3 storey flats.
Roof styles	Mix of pitched (gable or hip), parapet or flat roofs constructed of steel, iron, slate or tiles.
Garages and carports	No visible garages or carports in front setback areas.
Orientation and siting	Buildings are oriented parallel to or address the street. In some areas buildings are built up to the front boundary, otherwise there are consistent small setbacks of 1 to 2m. Side setbacks are either nonexistent or up to 1m in width.
Front fencing	Low or transparent front fencing, up to 1.2m in height and constructed of materials suited to the building.
Gardens	Well-maintained small front gardens, with established planting and some visible canopy trees behind buildings.
Public realm, street layout and topography	Streets are narrow, and have a Victorian era base with a fine-grain, formal grid layout. They consist of laneways, modest lot sizes, narrow footpaths and bluestone or concrete kerbs and channels. Street trees are planted where space is provided on the nature strips. Some areas of the precinct have formally planted avenue style street trees.

PREFERRED CHARACTER STATEMENT

The Inner Urban character precinct is defined by buildings of innovative and high quality architectural styles that sit comfortably within compact streetscapes of Victorian, Edwardian and Interwar dwellings. Consistent front setbacks reinforce the building edge along the streets, and building heights and forms complement, rather than dominate, the rhythm of development. Well-designed gardens for small spaces contribute to the softening of the streetscape. Low or permeable front fences provide views of building facades and front gardens. Garages and carports are located at the rear of buildings to provide continuous, uninterrupted footpaths for pedestrian friendly streets.



PRECINCT AREAS
SOUTH YARRA, PRAHRAN & WINDSOR

INNER URBAN DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Victorian, Edwardian and Interwar era buildings that are intact and in good condition, where possible.	Replacement of Victorian, Edwardian and Interwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape unless in a substantial change areas.
Building materials and design details	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	New buildings should respond to the streetscape character in an innovative and contemporary manner. Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. Roof forms should incorporate eaves.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Blank walls and unarticulated facades. Mock historical style, 'reproduction' detailing. Lack of eaves.
Orientation and siting	To maintain and reinforce the alignment of buildings along the street.	Orient dwellings parallel with the front boundary to visually address the street.	Inconsistent siting patterns.
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	Car parking structures should be located behind the front facade of the dwelling fronting the street with rear access. Hard paving for car parking should be minimised and permeable surfaces used as an alternative to impermeable hard surfacing.	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving and driveways.
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens.	Provide a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style and era. On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	Prepare a landscape plan to accompany all applications for new buildings that includes trees and shrubs. For small garden spaces, ensure that adequate landscaping is provided to contribute to the landscape quality of the streetscape. Retain established or mature trees where possible and provide for the planting of new canopy trees. Set back basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage, including at basement level, that prevents adequate landscaping opportunities.



GARDEN RIVER PRECINCT PROFILE



GARDEN RIVER DESCRIPTION

The Garden River character precinct is defined by strong landscape settings, with an undulating topography that provides views of canopy trees in the public and private domain, against a backdrop of the Yarra River, its banks and reserves. Buildings are a dominant feature of this precinct as they are potentially visible from many view points and vistas along the river corridor. Consistent front and side setbacks ensure there is space provided for substantial planting and reinforces existing siting patterns. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips.

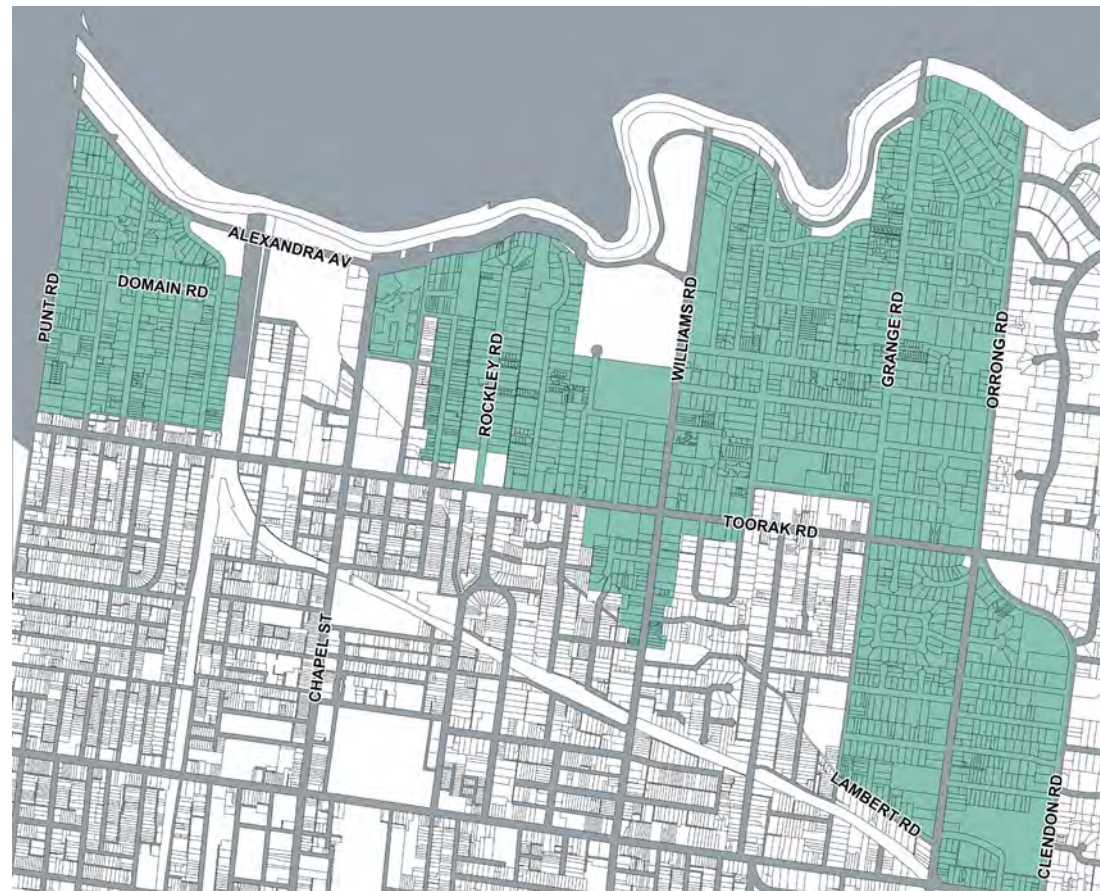
PREFERRED CHARACTER STATEMENT

The Garden River character precinct comprises buildings that contribute to the Yarra River and its landscaped setting, with innovative architectural styles set among Victorian, Edwardian and Interwar dwellings and well-planted, spacious gardens. New buildings of varying styles and scales are designed to complement and respect the river environs. Consistent front and side setbacks allow for substantial planting that contributes to the tree canopy, and softens the appearance of built form. Where adjoining or visible from the Yarra, buildings address both the street and the River. Low or permeable front fences provide views of building facades and front gardens.

KEY CHARACTERISTICS

DESCRIPTIONS

Architectural style, form and layout	Mixed architectural styles, with buildings from the Victorian, Edwardian, Interwar, Postwar and recent eras. Building forms are generally mixed, with attached, semi-detached and detached styles. Facades are often articulated with the use of recesses, windows, porch entrances and setbacks.
Building materials	Predominantly brick or render, and other contemporary materials.
Building heights	Mixed.
Roof styles	Mix of pitched (gable or hip), parapet or flat roofs.
Garages and carports	Car parking is incorporated into apartments or flats with side or rear access, or located behind the front setbacks and frequently on the side boundary.
Orientation and siting	Buildings address the street and the river. Front setbacks range from 1 to 10m. Side setbacks are mixed according to existing patterns of the street, and are either nonexistent or up to 2m in width.
Front fencing	Low or transparent front fencing, up to 1.5m in height and constructed of materials suited to the building.
Gardens	Well-maintained and established gardens, with significant planting and canopy trees, many visible from the rear of buildings.
Public realm, street layout and topography	Streets have a modified grid layout with footpaths, nature strips and concrete kerbs and channels. Some areas have curved roadways with cul-de-sacs. Street trees are large in scale and regularly planted through most of the area. Some parts of the precinct have formally planted avenue style street trees. Undulating topography.



PRECINCT AREAS
SOUTH YARRA & TOORAK

GARDEN RIVER DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Victorian, Edwardian and Interwar era buildings that are intact and in good condition, where possible.	Replacement of Victorian, Edwardian and Interwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Yarra River environs	To ensure buildings make a positive contribution to the Yarra River environs.	<p>Minimise the visual impact of development on the Yarra River and its environs.</p> <p>Design buildings to reflect the undulating topography in their form, scale and layout and minimise the need for cut and fill.</p> <p>Minimise site coverage and hard surfaces on sites adjoining sensitive river environs.</p>	<p>Buildings that do not respond to the landscape quality or topography of the area or the interface with the Yarra River environs.</p> <p>Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.</p>
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 2-3 storey scale of the streetscape.	<p>New developments and extensions that are visually bulky.</p> <p>Development out of scale with the streetscape unless in a substantial change area.</p>
Building materials and design detail	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	<p>New buildings should respond to the streetscape character in an innovative and contemporary manner.</p> <p>Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours.</p> <p>Roof forms should incorporate eaves.</p>	<p>Building materials, finishes and colours that are in stark contrast with the character of the streetscape.</p> <p>Blank walls and unarticulated facades.</p> <p>Mock historical style, 'reproduction' detailing.</p> <p>Lack of eaves.</p>
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	<p>Set back buildings a minimum of 1m from at least one side boundary and at least 1m from the other side boundary for a distance of at least 5m behind the front facade of the building fronting the street.</p> <p>Provide adequate space between and around buildings to accommodate vegetation.</p>	<p>Inconsistent siting patterns.</p> <p>Lack of space around buildings.</p> <p>Front facade developed boundary-to-boundary.</p>
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	<p>Car parking structures should be located behind the front facade of the dwelling or incorporated into the building in a recessive form.</p> <p>Hard paving for car parking should be minimised and permeable surfaces used as an alternative to impermeable hard surfacing.</p>	<p>Additional crossovers.</p> <p>Car parking structures in the front setback area.</p> <p>Visually dominant car parking structures.</p> <p>Excessive areas of paving and driveways.</p>
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	<p>Prepare a landscape plan to accompany all applications for new buildings that includes canopy trees and shrubs.</p> <p>Retain established or mature trees where possible and provide for the planting of new canopy trees.</p> <p>Include planting around the perimeter of the site to strengthen the garden setting.</p> <p>Set back basements from all property boundaries to allow for in-ground planting.</p>	<p>Inadequate space for planting around buildings.</p> <p>Loss of established vegetation.</p> <p>High site coverage, including at basement level, that prevents adequate landscaping opportunities.</p>
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens.	<p>Provide a low, open style front fence up to 1.5m in height, and constructed of materials appropriate to the dwelling style and era.</p> <p>On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.</p>	High, solid front fencing.

GARDEN ESTATE PRECINCT PROFILE



GARDEN ESTATE DESCRIPTION

The Garden Estate character precinct is defined by spacious, leafy streetscapes and substantial dwellings within formal garden settings on large lots. Streets have a curvilinear subdivision pattern that follows the undulating topography and provides wide grassed nature strips and prominent avenue trees. Dwellings are generally large in scale and present a range of architectural styles, of a high quality of design and material finishes. Front and side setbacks are generous, with provisions for high levels of planting and formal landscaping. Buildings are often hidden behind substantial vegetation or high, solid fences.

PREFERRED CHARACTER STATEMENT

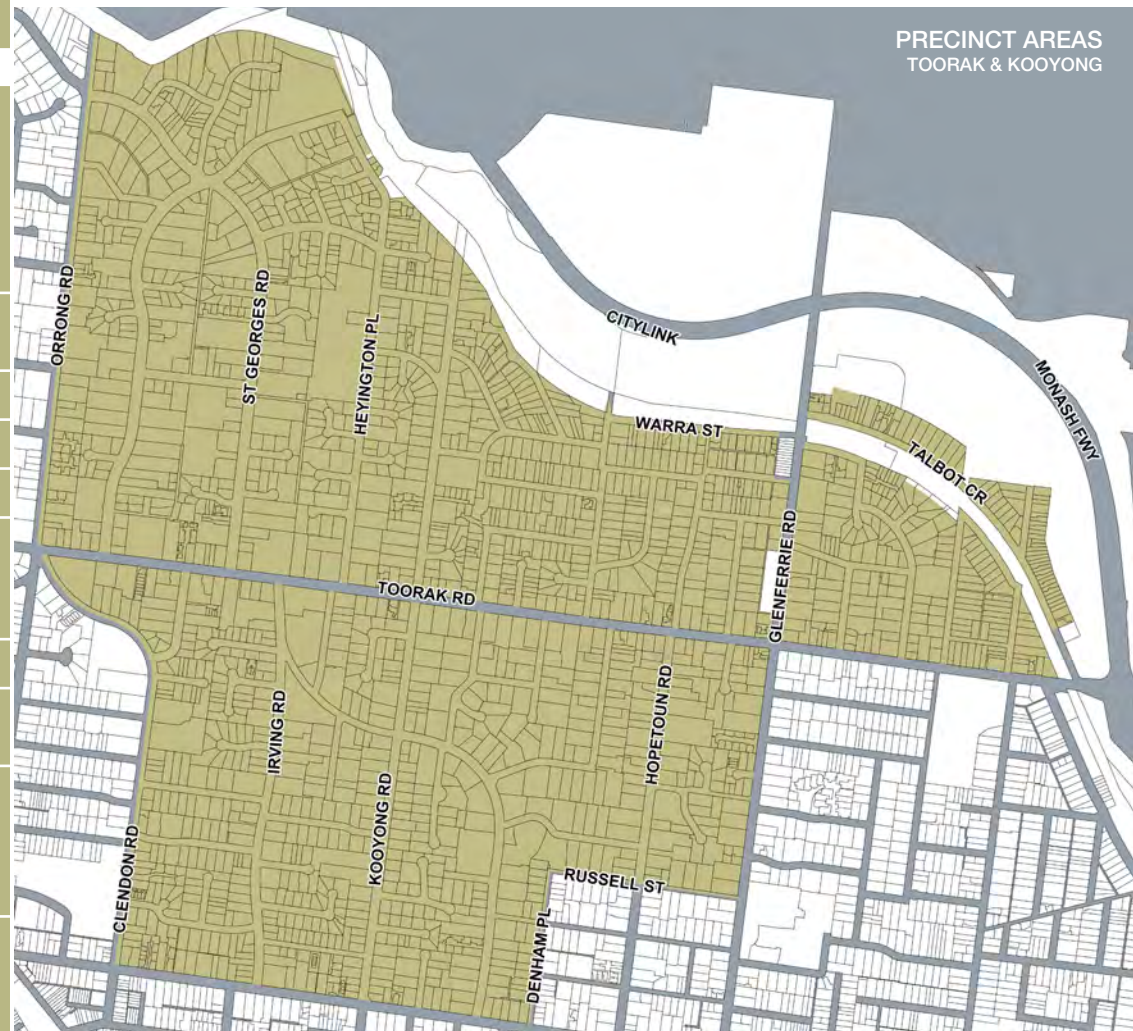
The Garden Estate character precinct comprises large, high quality buildings set within spacious, landscaped gardens. Generous front and side setbacks allow space for substantial planting and canopy trees, which reinforces the leafy character of the precinct and contributes to the Yarra River landscape setting. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form and scale of the precinct. Where adjoining the Yarra, buildings address both the street and the River. While many properties have high front fences, these are designed to incorporate some visually permeable elements or landscaping.

KEY CHARACTERISTICS

DESCRIPTIONS

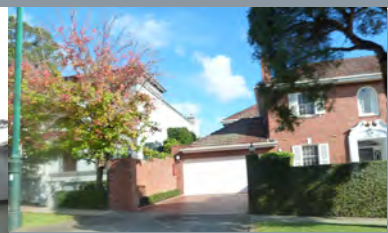
Architectural style, form and layout	Mixed architectural styles, with buildings from the Victorian, Edwardian, Interwar, Postwar and contemporary eras. Buildings are generally detached, with some semi-detached and attached styles. Facades are often articulated with the use of recesses, windows, porch entrances and setbacks.
Building materials	Predominantly brick or render, with other contemporary materials and detailed design features.
Building heights	Large scale 2 storey, and 3 storey flats.
Roof styles	Mix of pitched (gable or hip) roofs and flat roofs with no eaves.
Garages and carports	Car parking is incorporated below buildings or located on site.
Orientation and siting	Buildings address the street and the river. Front setbacks range from 2 to 10m. Side setbacks range from 0.5 to 2m.
Front fencing	Mixed fencing. Frequently high and solid fencing.
Gardens	Formally landscaped gardens with significant planting and canopy trees.
Public realm, street layout and topography	Curvilinear, court-based, street pattern with wide nature strips, footpaths and concrete kerbs and channels. Streets are lined with formally planted avenue trees. Undulating topography.

PRECINCT AREAS TOORAK & KOOYONG



GARDEN ESTATE DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Victorian, Edwardian and Interwar era buildings that are intact and in good condition, where possible.	Replacement of Victorian, Edwardian and Interwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Yarra River environs	To ensure buildings make a positive contribution to the Yarra River environs.	<p>Minimise the visual impact of development on the Yarra River and its environs.</p> <p>Design buildings to reflect the undulating topography in their form, scale and layout and minimise the need for cut and fill.</p> <p>Minimise site coverage and hard surfaces on sites adjoining sensitive river environs.</p>	Buildings that do not respond to the landscape quality or topography of the area or the interface with the Yarra River environs.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 2-3 storey scale of the streetscape.	<p>New developments and extensions that are visually bulky.</p> <p>Development out of scale with the streetscape unless in a substantial change area.</p>
Building materials and design detail	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	<p>New buildings should respond to the streetscape character in an innovative and contemporary manner.</p> <p>Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours.</p> <p>Roof forms should incorporate eaves.</p>	<p>Building materials, finishes and colours that are in stark contrast with the character of the streetscape.</p> <p>Blank walls and unarticulated facades.</p> <p>Mock historical style, 'reproduction' detailing.</p> <p>Lack of eaves.</p>
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	<p>Set back buildings a minimum of 2m from at least one side boundary and at least 1m from the other side boundary for a distance of at least 5m behind the front facade of the building fronting the street.</p> <p>Provide adequate space between and around buildings to accommodate vegetation.</p>	<p>Inconsistent siting patterns.</p> <p>Lack of space around buildings.</p> <p>Front facades development boundary-to-boundary.</p>
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	<p>Car parking structures should be located behind the facade of the dwelling or incorporated into the building in a recessive form.</p> <p>Hard paving for car parking should be minimised and permeable surfaces used as an alternative to impermeable hard surfacing.</p>	<p>Additional crossovers.</p> <p>Car parking structures in the front setback area.</p> <p>Visually dominant car parking structures.</p> <p>Excessive areas of paving and driveways.</p>
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	<p>Prepare a landscape plan to accompany all applications for new buildings that includes canopy trees and shrubs.</p> <p>Retain established or mature trees where possible and provide for the planting of new canopy trees.</p> <p>Include planting around the perimeter of the site to strengthen the garden setting.</p> <p>Set back basements from all property boundaries to allow for in-ground planting.</p>	<p>Loss of established vegetation.</p> <p>Inadequate space for planting around buildings.</p> <p>High site coverage, including at basement level, that prevents adequate landscaping opportunities.</p>



GARDEN SUBURBAN 1 PRECINCT PROFILE



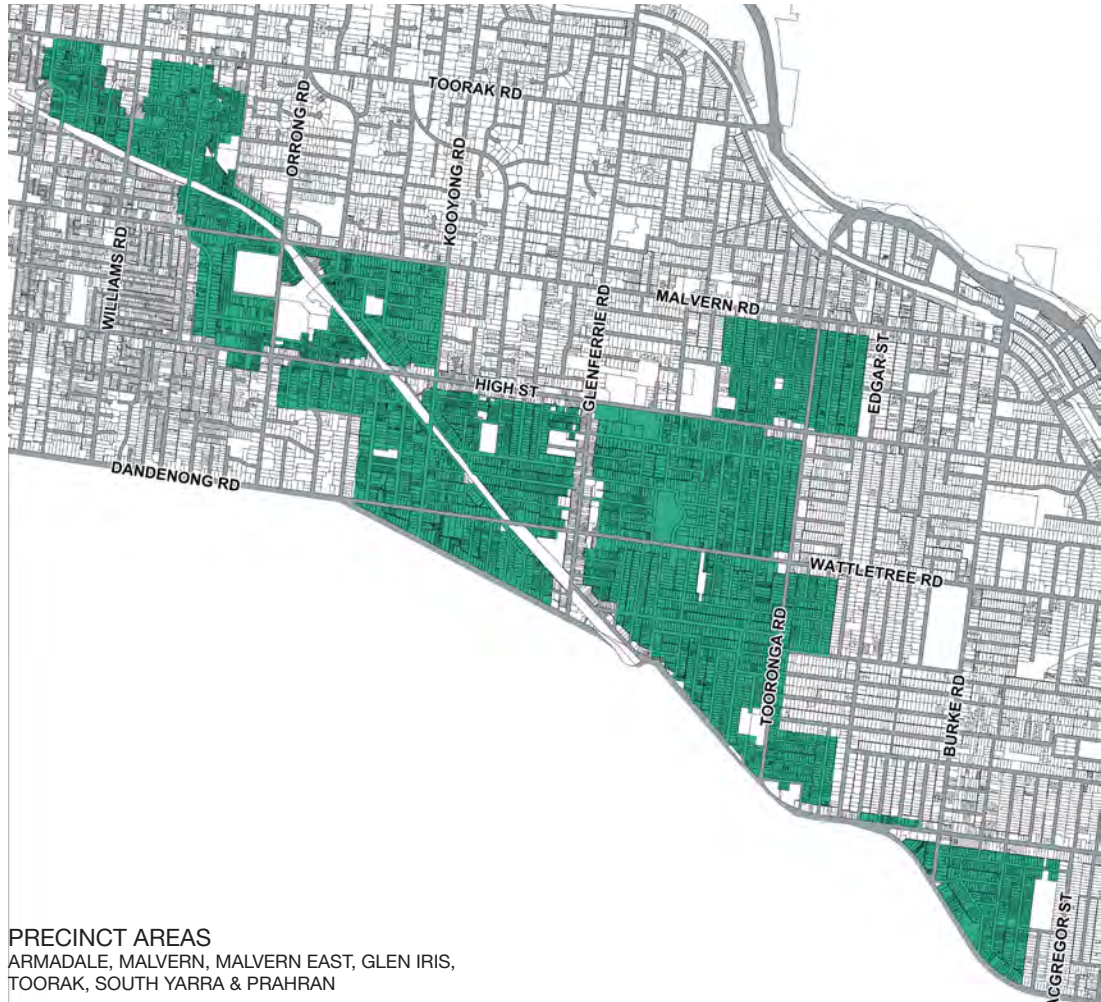
GARDEN SUBURBAN DESCRIPTION

The Garden Suburban 1 character precinct is defined by historic, urban residential areas that include many Victorian and Edwardian era dwellings. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Development is often of a 'fine-grained' nature, with small buildings or minimal side setbacks. There are also Interwar, Postwar or modern era flats which are up to three storeys in height. Regular front setbacks allow for small gardens and occasional canopy trees, and low front fences retain views to dwellings.

PREFERRED CHARACTER STATEMENT

The Garden Suburban 1 precinct comprises leafy streetscapes with a range of Victorian, Edwardian or Interwar era and contemporary buildings set in established garden surrounds. Regular front and side setbacks provide space around buildings and allow for small, well designed garden areas that contribute to the landscape quality of the street. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of form, one-two storey scale and design detail of the older buildings. Low, visually permeable front fences retain views to gardens and dwellings from the street.

KEY CHARACTERISTICS	DESCRIPTIONS
Architectural style, form and layout	Older base of Victorian, Edwardian and Interwar era styles, with Postwar and contemporary infill development. Buildings are generally detached with some semi-detached and attached styles. Front facades are articulated with the use of recesses, windows, verandahs, porch entrances or setbacks.
Building materials	Mix of timber weatherboard, brick, render, and other contemporary materials.
Building heights	1 to 2 storeys with 3 storey flats.
Roof styles	Many pitched (gable or hip) roofs with eaves, or parapet or flat roofs.
Garages and carports	Car parking is incorporated into apartments or flats with side or rear access, or located behind the front setbacks of dwellings and frequently on the side boundary.
Orientation and siting	Buildings are oriented parallel to or address the street. Front setbacks are narrow or modest and range from 0.5 to 4m. Side setbacks are narrow, and either nonexistent or up to 1m in width.
Front fencing	Low or transparent front fencing, up to 1.2m in height and constructed of materials suited to the building.
Gardens	Well-maintained and established garden settings, suitable to small garden spaces, often with significant trees and planting.
Public realm, street layout and topography	Streets have a modified grid layout with footpaths, nature strips and concrete or bluestone kerbs and channels. Some areas have curved roadways with cul-de-sacs. Street trees are regularly planted through most of the area. Some parts of the precinct have formally planted avenue style street trees.

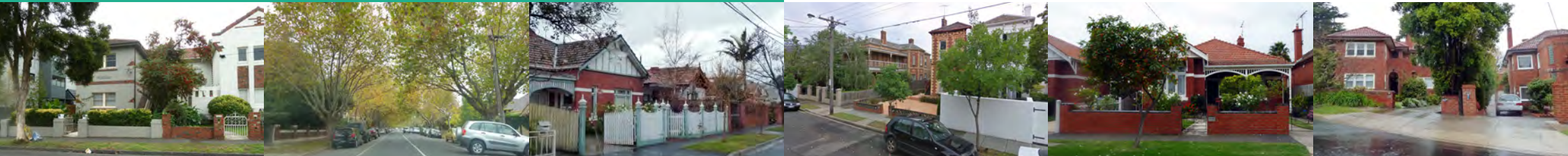


PRECINCT AREAS
ARMADALE, MALVERN, MALVERN EAST, GLEN IRIS,
TOORAK, SOUTH YARRA & PRAHRAN

GARDEN SUBURBAN 1 DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Victorian, Edwardian and Interwar era buildings that are intact and in good condition, where possible.	Replacement of Victorian, Edwardian and Interwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape unless in a substantial change area.
Building materials and design details	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	New buildings should respond to the streetscape character in an innovative and contemporary manner. Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. Roof forms should incorporate eaves.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Blank walls and unarticulated facades. Mock historical style, 'reproduction' detailing. Lack of eaves.
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	Set back buildings a minimum of 1m from one side boundary and at least 1m from the other side boundary for a distance greater than 5m behind the front facade of the building fronting the street. Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Lack of space around buildings. Front facades developed boundary-to-boundary.
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	Car parking structures should be located behind the front facade of the dwelling fronting the street. Hard paving for car parking should be minimised and permeable surfaces used as an alternative to impermeable hard surfacing.	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving and driveways. Loss of soft landscaping to front garden areas.
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens	Provide either no front fence or a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style and era. On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	Prepare a landscape plan to accompany all applications for new buildings that includes trees and shrubs. For small garden spaces, ensure that adequate landscaping is provided to contribute to the landscape quality of the streetscape. Retain established or mature trees where possible and provide for the planting of new canopy trees. Set back basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage, including at basement level, that prevents adequate landscaping opportunities.

GARDEN SUBURBAN 2 PRECINCT PROFILE



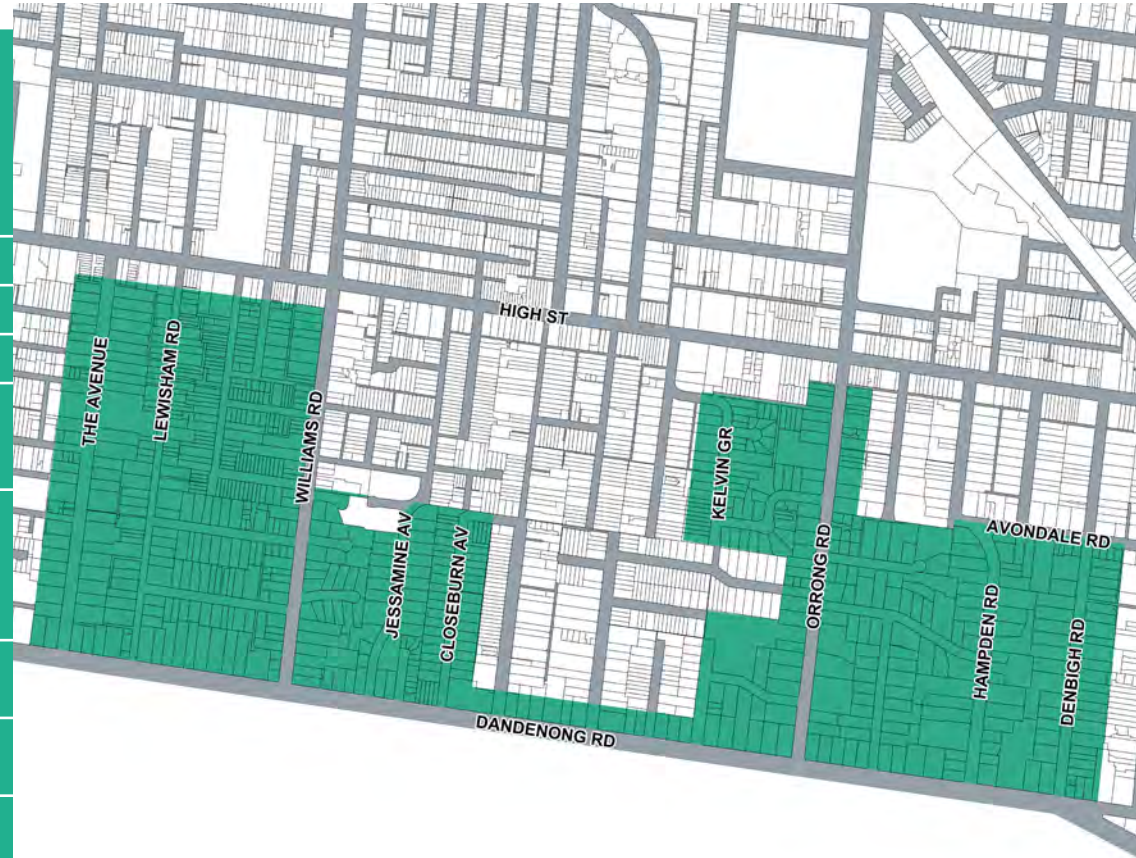
GARDEN SUBURBAN DESCRIPTION

The Garden Suburban 2 character precinct is defined by residential areas with a range of dwelling styles from the Victorian era onwards, in established garden settings. Within this precinct the many older buildings include houses of the Victorian and Edwardian eras, and Interwar or Postwar era flats which are up to three storeys in height. Regular front and side setbacks allow for gardens and occasional canopy trees, and together with low front fences, help to create a sense of space in the streetscape. While architectural styles are mixed, many buildings are constructed of brick and render and have pitched, tiled roofs. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips.

PREFERRED CHARACTER STATEMENT

The Garden Suburban 2 precinct comprises leafy streetscapes with a range of Victorian, Edwardian or Interwar era and contemporary buildings set in established garden surrounds. Regular front and side setbacks provide space around buildings and allow for substantial planting or canopy trees. New buildings or additions offer innovative and contemporary design responses sit comfortably within the streetscape respecting the key aspects of building form and the one-three storey scale of the precinct. Low or permeable front fences retain views to gardens and buildings from the street.

KEY CHARACTERISTICS	DESCRIPTIONS
Architectural style, form and layout	Older base of Victorian, Edwardian, and Interwar era styles, with Postwar and contemporary infill development. Buildings are generally detached with some semi-detached and attached styles, including flats and terraces. Front facades are articulated with the use of recesses, windows, verandahs, porch entrances or setbacks.
Building materials	Brick and render with mixed infill.
Building heights	1 to 2 storeys with 3 storey flats.
Roof styles	Many pitched (gable or hip) roofs with eaves, or parapet or flat roofs.
Garages and carports	Car parking is incorporated into apartments or flats with side or rear access, or located behind the front setbacks of dwellings and frequently on the side boundary.
Orientation and siting	Buildings are parallel to the street. Front setbacks are modest to large, ranging from 1 to 8m. Side setbacks are narrow to modest, ranging from 0.5 to 2m on at least one side boundary.
Front fencing	Low or transparent front fencing, up to 1.2m in height and constructed of materials suited to the building.
Gardens	Well-maintained and established garden settings, with significant trees and planting.
Public realm, street layout and topography	Streets have a modified grid layout with footpaths, nature strips and concrete or bluestone kerbs and channels. Some areas have curved roadways with cul-de-sacs. Street trees are regularly planted through most of the area. Some parts of the precinct have formally planted avenue style street trees.

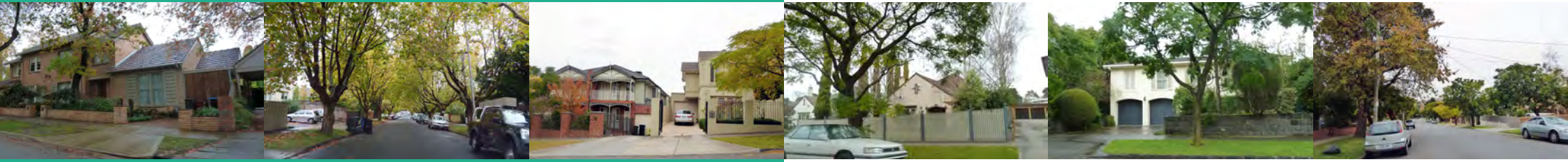


PRECINCT AREAS
ARMADALE, PRAHRAN & WINDSOR

GARDEN SUBURBAN 2 DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Victorian, Edwardian and Interwar era buildings that are intact and in good condition, where possible.	Replacement of Victorian, Edwardian and Interwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 1-3 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape unless in a substantial change area.
Building materials and design details	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	New buildings should respond to the streetscape in an innovative and contemporary manner. Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. Roof forms should incorporate eaves.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Blank walls and unarticulated facades. Mock historical style, 'reproduction' detailing. Lack of eaves.
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	Set back buildings a minimum of 1m from one side boundary and at least 1m from the other side boundary for a distance of at least 5m behind the front facade of the building fronting the street. Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Lack of space around buildings. Front facades developed boundary-to-boundary.
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	Car parking structures should be located behind the front facade of the dwelling fronting the street. Hard paving for car parking should be minimised and permeable surfaces used as an alternative to impermeable hard surfacing.	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving and driveways.
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens.	Provide either no front fence or a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style and era. On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	Prepare a landscape plan to accompany all applications for new buildings that includes canopy trees and shrubs. Retain established or mature trees where possible and provide for the planting of new canopy trees. Include planting around the perimeter of the site to strengthen the garden setting. Setback basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage, including at basement level, that prevents adequate landscaping opportunities.

GARDEN SUBURBAN 3 PRECINCT PROFILE



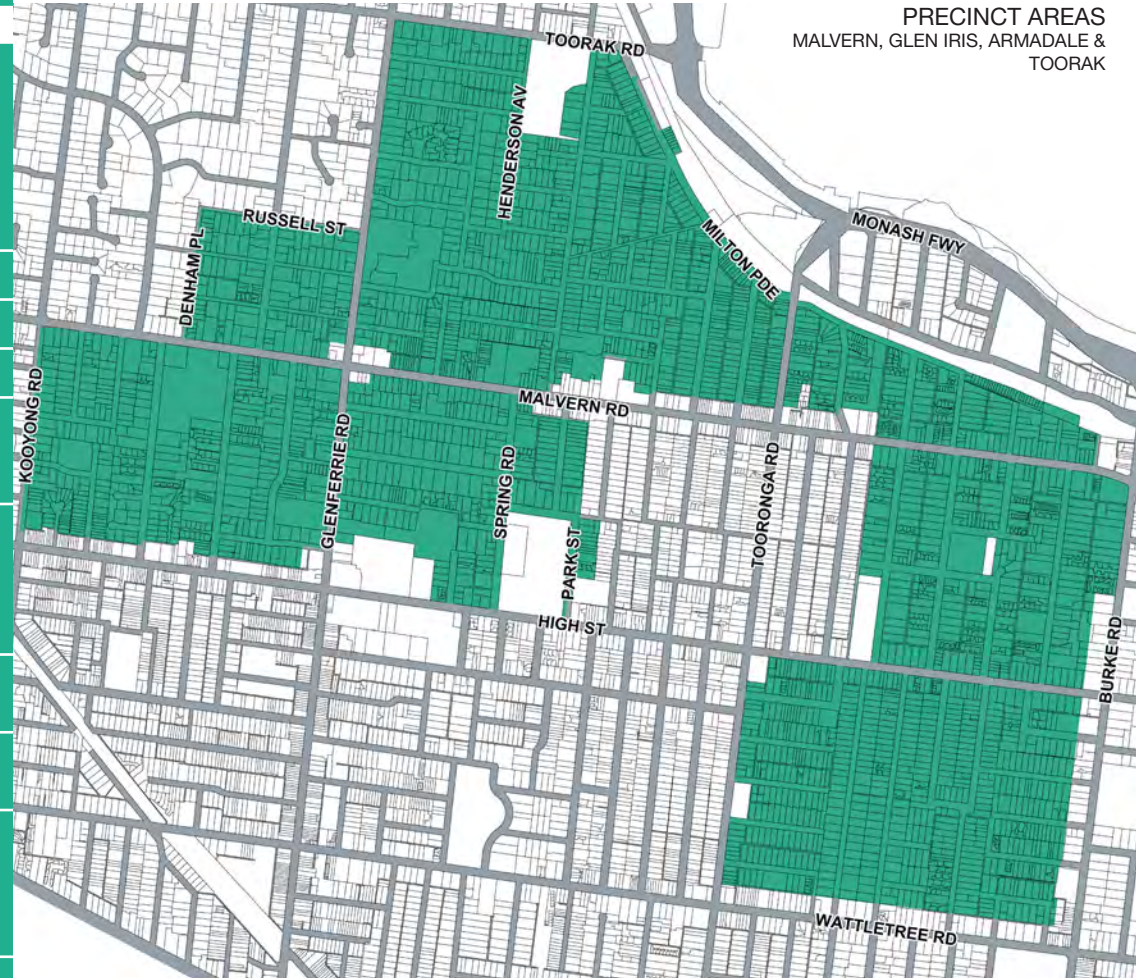
GARDEN SUBURBAN DESCRIPTION

The Garden Suburban 3 character precinct is defined by spacious residential areas with established garden settings and buildings dating from the Victorian era onwards. Regular front and side setbacks create a sense of space in the streetscape. Low front fences allow views to the buildings and well-planted gardens. While architectural styles are mixed, many buildings are constructed of brick and render and have pitched, tiled roofs. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips.

PREFERRED CHARACTER STATEMENT

The Garden Suburban 3 precinct comprises spacious and leafy streetscapes with Victorian, Edwardian, Interwar or Postwar era and new buildings set in established garden surrounds. Generous, regular front and side setbacks provide space around buildings and allow for canopy trees. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form, one-two storey scale and design detail of the older dwellings in the precinct. Low or permeable front fences retain views to gardens and buildings from the street.

KEY CHARACTERISTICS	DESCRIPTIONS
	Predominantly Edwardian, Interwar and Post-war era styles with mixed infill development.
Architectural style, form and layout	Buildings are generally detached with some semi-detached and attached styles, including flats. Front facades are articulated with the use of recesses, windows, verandahs, porch entrances or setbacks.
Building materials	Brick and render with mixed infill.
Building heights	1 to 2 storeys with 3 storey flats.
Roof styles	Predominantly pitched roof forms (gable or hip) with eaves.
Garages and carports	Car parking is incorporated into apartments or flats with side or rear access, or located behind the facade of the dwelling and frequently constructed on the side boundary.
Orientation and siting	Buildings are parallel to the street. Front setbacks are modest to generous, ranging from 2 to 9m. Side setbacks are modest to generous, ranging from 0.5 to 3m on at least one side boundary.
Front fencing	Low or transparent front fencing, up to 1.2m in height and constructed of materials suited to the building.
Gardens	Well-maintained and established garden settings, with significant trees and planting.
Public realm, street layout and topography	Streets have a modified grid layout, with footpaths, nature strips and concrete or bluestone kerbs and channels. Street trees are regularly planted through most of the area. Some parts of the precinct have formally planted avenue style street trees.

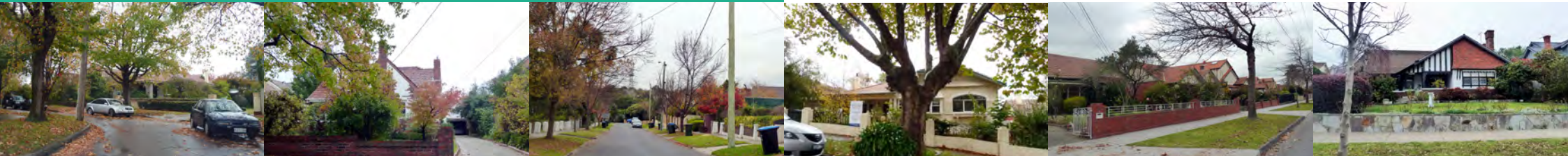


PRECINCT AREAS
MALVERN, GLEN IRIS, ARMADALE & TOORAK

GARDEN SUBURBAN 3 DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Victorian, Edwardian, Interwar and Post-war era buildings that are intact and in good condition, where possible.	Replacement of Victorian, Edwardian, Interwar or Postwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape unless in a substantial change area.
Building materials and design details	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	New buildings should respond to the streetscape character in an innovative and contemporary manner. Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and finishes colours. Roof forms should incorporate eaves.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Mock historical style, 'reproduction' detailing.
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	Set back buildings a minimum of 1m from one side boundary and at least 1m from the other side boundary for a distance of at least 5m behind the front facade of the building fronting the street. Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Lack of space around buildings. Front facades developed boundary-to-boundary.
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	Car parking structures should be setback behind of the front facade of the dwelling fronting the street. Hard paving for car parking should be minimised and permeable surfaces used for hard paving.	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving and driveways.
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens	Provide either no front fence or a low, open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style and era. On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	Prepare a landscape plan to accompany all applications for new buildings that includes canopy trees and shrubs. Retain established or mature trees where possible and provide for the planting of new canopy trees. Include planting around the perimeter of the site to strengthen the garden setting. Setback basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage, including at basement level, that prevents adequate landscaping opportunities.

GARDEN SUBURBAN 4 PRECINCT PROFILE



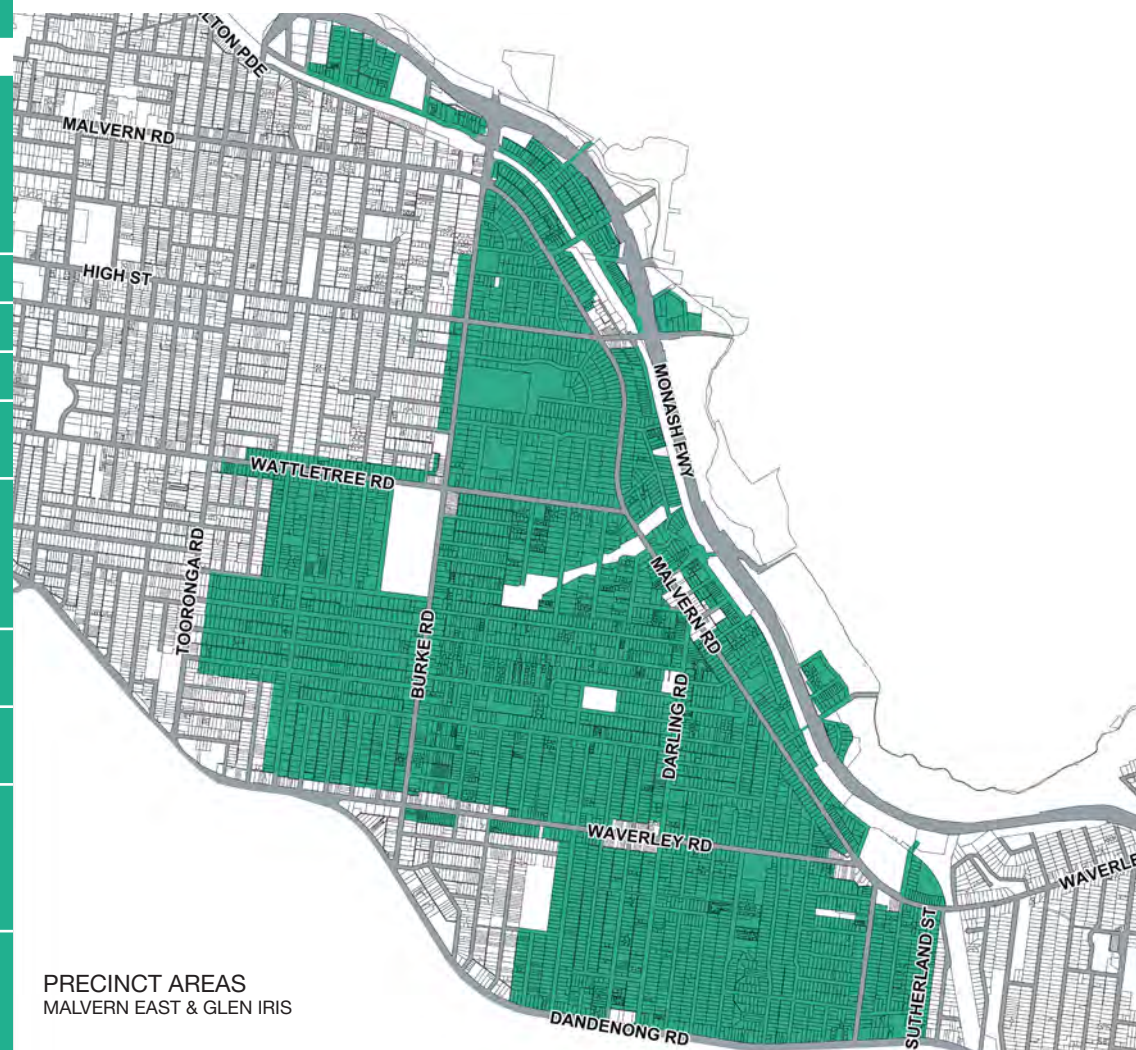
GARDEN SUBURBAN DESCRIPTION

The Garden Suburban 4 character precinct is defined by spacious residential areas with established garden settings and green, leafy streetscapes. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Regular and generous front and side setbacks create a sense of space in the streetscape. Low front fences allow views to the buildings and well-planted gardens. Buildings date from the Edwardian era onwards, with many Interwar and Postwar era styles, as well as mixed contemporary infill development. Buildings are constructed of timber or brick and have pitched, tiled roofs.

PREFERRED CHARACTER STATEMENT

The Garden Suburban 4 precinct comprises spacious and leafy streetscapes with Edwardian, Interwar or Postwar era and new buildings set in established garden surrounds. Regular front and side setbacks provide space around buildings and allow for canopy trees. New buildings or additions offer innovative and contemporary design responses while complementing the key aspects of building form, one-two storey scale and design detail of the older dwellings in the precinct. Low or permeable front fences retain views to gardens and buildings from the street.

KEY CHARACTERISTICS	DESCRIPTIONS
Architectural style, form and layout	Predominantly Interwar and Postwar era styles with occasional Edwardian era buildings mixed contemporary infill development. Buildings are generally detached. Front facades are articulated with the use of recesses, windows, verandahs, porch entrances or setbacks.
Building materials	Timber weatherboard or brick (often rendered).
Building heights	1 to 2 storeys.
Roof styles	Predominantly tiled pitched roofs (gable or hip) with eaves.
Garages and carports	Car parking is located behind the front facade of the dwelling and frequently constructed on the side boundary.
Orientation and siting	Buildings are parallel to or address the street. Front setbacks are generous, ranging from 4 to 9m. Side setbacks are modest to generous, ranging from 0.5 to 2m from both side boundaries.
Front fencing	Low or transparent front fencing, up to 1.2m in height and constructed of timber, brick or masonry.
Gardens	Well-maintained and established garden settings, with significant trees and planting.
Public realm, street layout and topography	Streets have a modified grid layout with footpaths, nature strips and bluestone or concrete kerbs and channels. Street trees are regularly planted through most of the area. Some parts of the precinct have formally planted avenue style street trees.



PRECINCT AREAS
MALVERN EAST & GLEN IRIS

GARDEN SUBURBAN 4 DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of intact, older dwellings that contribute to the character of the area.	Attempt to retain Edwardian, Interwar and Post-war era buildings that are intact and in good condition, where possible.	Replacement of intact Edwardian, Interwar or Post-war era buildings with new buildings that do not respect the key characteristics of the precinct.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape unless in an area identified for substantial change area.
Building materials and design details	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	New buildings should respond to the streetscape character in an innovative and contemporary manner. Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. Roof forms should incorporate eaves.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Blank walls and unarticulated facades. Mock historical style, 'reproduction' detailing. Lack of eaves.
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	Set back buildings a minimum of 2m from at least one side boundary and at least 1m from the other side boundary for a distance of at least 5m behind the front facade of the building fronting the street. Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Lack of space around buildings. Front facades developed boundary-to-boundary.
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	Car parking structures should be located behind the front facade of the dwelling. Hard paving for car parking should be minimised and permeable surfaces used for hard paving.	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving and driveways.
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens	Provide either no front fence or a low, open style front fence up to 0.8m in height, and constructed of materials appropriate to the dwelling style and era. On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	Prepare a landscape plan to accompany all applications for new buildings that includes canopy trees and shrubs. Retain established or mature trees where possible and provide for the planting of new canopy trees. Include planting around the perimeter of the site to strengthen the garden setting. Setback basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage, including at basement level, that prevents adequate landscaping opportunities.

GARDEN SUBURBAN 5 PRECINCT PROFILE



GARDEN SUBURBAN 5 DESCRIPTION

The Garden Suburban 5 character precinct comprises spacious residential areas with established garden settings and green, leafy streetscapes. Streets have a formal subdivision pattern with modified grid layouts, footpaths and nature strips. Regular and generous front and side setbacks create a sense of space in the streetscape. Open frontages, or low front fences, allow views to the buildings and well-planted gardens. Buildings date mostly from the Postwar era onwards, however, there are occasional older, Interwar buildings. Most buildings are constructed of brick, some with render detail and have pitched, tiled roofs.

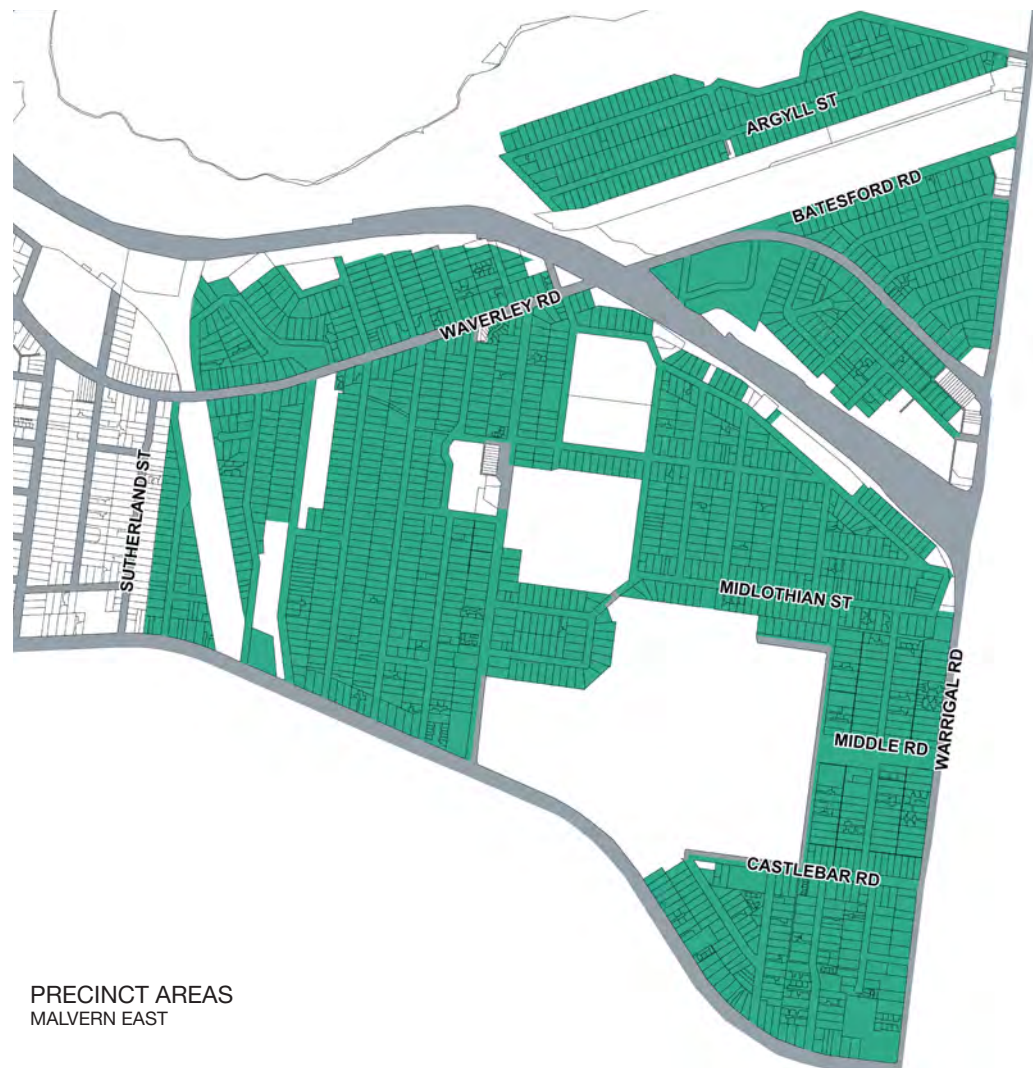
PREFERRED CHARACTER STATEMENT

The Garden Suburban 5 precinct is defined by spacious and leafy streetscapes with Interwar or Postwar era and new buildings set in established garden surrounds. Generous, regular front and side setbacks provide space around buildings and allow for canopy trees. New buildings or additions offer innovative and contemporary design responses, while complementing the key aspects of building form, one-two storey scale and design detail of the older dwellings in the precinct. Open frontages or low front fences retain views to gardens and buildings from the street.

KEY CHARACTERISTICS

DESCRIPTIONS

Architectural style, form and layout	Predominantly Postwar era styles (c1945-1965) with occasional Interwar era buildings and mixed contemporary infill development. Buildings are generally detached. Front facades are articulated with the use of recesses, windows, verandahs, porch entrances or setbacks.
Building materials	Mostly cream or orange brick, occasional clinker brick with render.
Building heights	1 to 2 storeys.
Roof styles	Predominantly tiled, pitched roofs (gable or hip) with eaves.
Garages and carports	Car parking is located behind the front facade of the dwelling and frequently constructed on the side boundary.
Orientation and siting	Buildings are parallel to or address the street. Front setbacks are generous, ranging from 4 to 9m. Side setbacks are modest to generous, ranging from 1 to 2m from both side boundaries.
Front fencing	Open frontages with no fencing, or low front fencing up to 0.8m in height and constructed of brick or masonry.
Gardens	Well-maintained and established garden settings, with significant trees and planting.
Public realm, street layout and topography	Streets have a modified grid layout with footpaths, nature strips and concrete kerbs and channels. Street trees are regularly planted through most of the area. Some parts of the precinct have formally planted avenue style street trees.



PRECINCT AREAS
MALVERN EAST

GARDEN SUBURBAN 5 DESIGN GUIDELINES

CHARACTER ELEMENTS	OBJECTIVE	DESIGN RESPONSES	AVOID
Existing buildings	To encourage the retention of older buildings that contribute to the character of the area.	Attempt to retain Interwar and Post-war era buildings that are intact and in good condition, where possible.	Replacement of Interwar or Postwar era buildings with new buildings that do not respect the key characteristics of the precinct.
Building height and form	To ensure new buildings and extensions do not dominate the streetscape.	Apart from substantial change areas, buildings should respect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape unless in a substantial change area.
Building materials and design detail	To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.	New buildings should respond to the streetscape character in an innovative and contemporary manner. Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. Roof forms should be pitched and incorporate eaves.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Blank walls and unarticulated facades. Mock historical style, 'reproduction' detailing. Lack of eaves.
Orientation and siting	To maintain and reinforce the rhythm of spacing between and around buildings.	Set back buildings a minimum of 1.5m from one side boundary and at least 1m from the other side boundary for a distance of at least 5m behind the front facade of the building fronting the street. Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Lack of space around buildings. Front facades developed boundary-to-boundary.
Garages and carports	To prevent the loss of front garden space and the dominance of car parking structures.	Car parking structures should be located behind the front facade of the dwelling. Hard paving for car parking should be minimised and permeable surfaces used for hard paving.	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving and driveways.
Front fencing	To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens	Provide either no front fence or a low, open style front fence up to 0.8m in height, and constructed of materials appropriate to the dwelling style and era. On main roads higher front fences, up to 1.8m, may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.
Gardens	To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.	Prepare a landscape plan to accompany all applications for new buildings that includes canopy trees and shrubs. Retain established or mature trees where possible and provide for the planting of new canopy trees. Include planting around the perimeter of the site to strengthen the garden setting. Setback basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage, including at basement level, that prevents adequate landscaping opportunities.

C

**RECOMMENDED NEIGHBOURHOOD
CHARACTER OVERLAY AREAS**

SIGNIFICANT CHARACTER AREA GROUPS

1.	Victorian & Edwardian	May Road area Spring Street (including Irene Place) area Willis Street Bidey Street & Packington Place
2.	Edwardian	Closeburn Avenue Bailey Avenue & Valentine Grove area Stanhope Street Dixon & Jordan Streets Ardrie Road
3.	Edwardian & Interwar	John and Boardman Streets Kenilworth Grove and Glentilt Road Manning Road area
4.	Californian Bungalows	Macgregor Street area Boston and Washington Avenues area Sycamore Street area
5.	Early Modern & Post-war	Lalbert Crescent
6.	Interwar & Post-war	Allenby Avenue area Cairnes Crescent area Bruce Street area
7.	Post-war	Green Gables area Camino Terrace area
	Amendment C168	Clarence Street Baldwin Street

1 VICTORIAN & EDWARDIAN

The following areas are grouped together because of their similarities:

- May Road area
- Spring Street (including Irene Place) area
- Willis Street
- Bidey Street & Packington Place

These streetscapes are all based on Victorian and Edwardian-era development and located in the Inner Urban character precinct.

STATEMENT OF NEIGHBOURHOOD CHARACTER

The Victorian and Edwardian areas are distinct streetscapes comprising modest weatherboard cottages, typical of the era, frequently set behind timber picket front fences. There is an 'inner urban' feel to these areas, due to the smaller lot sizes and the compact spacing and scale of the dwellings.

The significance of these areas is due to the presence of original dwellings from the Victorian and Edwardian eras and the consistency of key characteristics. Dwellings are generally single storey scale with pitched roofs. Front and side setbacks are minimal, and front fences typically match the style of the dwellings. Willis Street, Bidey Street, Packington Place and Irene Place in particular are highly consistent streetscapes of light-coloured Victorian-era weatherboard cottages.

Some of the distinctive features of original buildings include iron lattice work, parapets, elaborate chimneys, decorative brickwork, bull-nosed verandahs and timber ornamentation to gables and beneath the eaves.

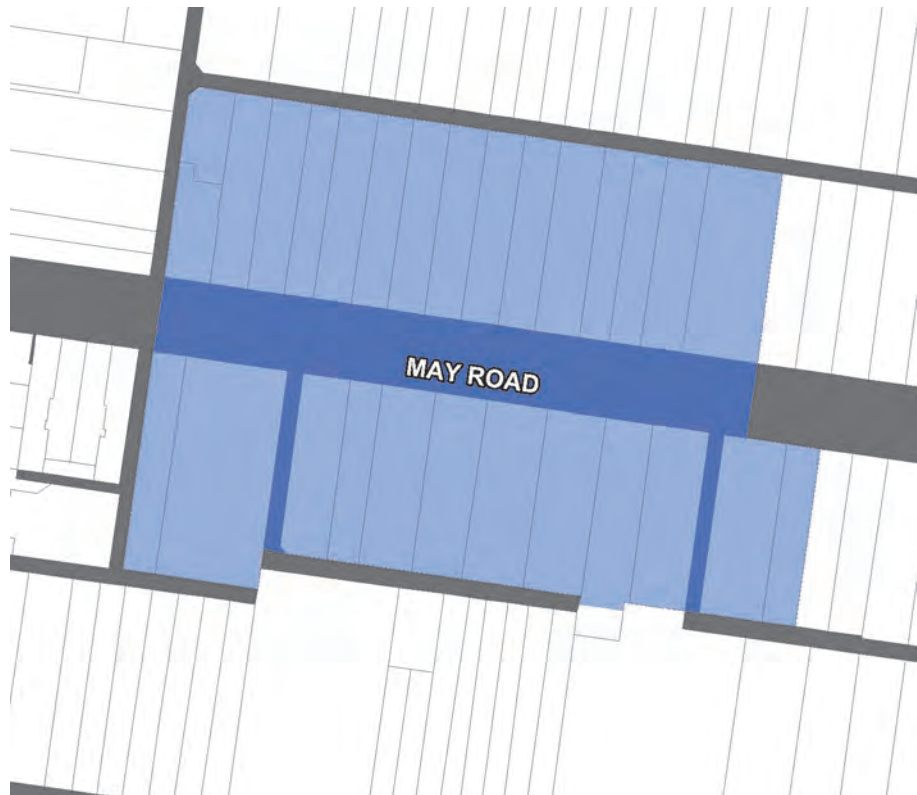
The preferred neighbourhood character for these areas is defined by the continued presence of Edwardian and Victorian cottages, and new dwellings that reflect the key characteristics of the streetscapes which comprise:

- Single storey building scale with second storeys recessed behind the front façade.
- Detached or semi-detached built form with small side setbacks.
- Simple building forms with pitched roofs and front verandahs.
- Parallel orientation of buildings to the street.
- Small and consistent front setbacks accommodating compact gardens.
- Frequent use of painted weatherboard other than in May Road, where there is also some use of brick and render.
- Corrugated iron or slate roofs.
- Low or visually permeable front fencing other than in Spring Street area, Willis Street and Bidey Street and Packington Place, where painted timber picket front fencing is uniformly provided.

- No vehicle access from the street and no car parking structures accessible from the street frontage.

1.1 MAY ROAD

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Victorian and Edwardian period building styles, single storey scale, low front fencing, pitched / parapet roof forms, regular front setbacks, no garage / car port structures
ARCHITECTURAL STYLE, FORM AND LAYOUT	Victorian and Edwardian detached and semi-detached cottages with Interwar to Post-war infill and some contemporary buildings in a variety of built forms Prominent front verandahs with detailing and pitched or parapet roof forms
ORIGINAL FEATURES	Iron lattice work under verandahs, articulated chimneys and decorative brickwork
BUILDING MATERIALS	Brick, render and timber weatherboards
ROOF STYLES	Pitched (hip or gable), some with parapets
BUILDING HEIGHTS	1 storey except for 4 storey flats
CAR PARK / GARAGES	Nonexistent
ORIENTATION & SITING	Parallel to street, 3-6m front setback and 0-0.75m side setbacks
FRONT FENCING	1.2m timber picket with mixed infill
GARDEN STYLES	Low front gardens with established planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths Regular street tree planting
SUBDIVISION PATTERN / LAYOUT	Formal grid with laneways

RECOMMENDATION

May Road is significant in character due to the high number of intact Victorian and Edwardian cottages, pitched or parapet roof forms, front verandahs, regular front setbacks, lack of garages or carports and low building scale. It is recommended that this area is considered for further protection due to the existing levels of consistency and sensitivity to redevelopment.

1.2 SPRING STREET AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS

Spring & Errol Streets



Irene Place



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	<p>Victorian and Edwardian period building styles, single storey scale, low front fencing, pitched / parapet roof forms, regular front setbacks, no garage / car port structures</p> <p>Irene Place: Victorian weatherboard cottages painted light colours with slate or corrugated iron pitched hipped roofs and very consistent setbacks</p>
ARCHITECTURAL STYLE, FORM AND LAYOUT	<p>Victorian and Edwardian detached and semi-detached cottages with Interwar to Post-war infill and some contemporary buildings</p> <p>Simple floor plan, generally single fronted dwellings with front verandah</p> <p>Prominent front verandahs with detailing and pitched or parapet roof forms</p> <p>One double storey Victorian dwelling, its second storey is not set back</p>
ORIGINAL FEATURES	<p>Chimneys, separate bull nose roof to verandah, iron lattice work under verandahs, timber ornamentation to gables and beneath eaves</p>
BUILDING MATERIALS	<p>Light coloured render or timber weatherboards with slate or corrugated iron pitched hipped roofs, some terracotta tiled roofs for more recent development</p> <p>Irene Place: Weatherboard with slate or corrugated iron pitched hipped roofs</p>
ROOF STYLES	<p>Pitched (hip or gable), some with parapets</p>
BUILDING HEIGHTS	<p>1-2 storey</p>
CAR PARK / GARAGES	<p>Nonexistent</p>

ORIENTATION & SITING	Parallel to the street, 1-2m front setback and <0.5m side setbacks
FRONT FENCING	Low to medium brick or timber picket with mixed infill Irene Place: timber picket fencing painted light colours
GARDEN STYLES	Low front gardens with established planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths Regular street tree planting
SUBDIVISION PATTERN / LAYOUT	Formal grid with laneways

RECOMMENDATION

Spring Street is significant in character due to the high number of intact Victorian and Edwardian cottages, pitched or parapet roof forms, front verandahs, regular front setbacks, lack of garages or carports and low building scale. It is recommended that this area be considered for further protection due to the existing levels of consistency and sensitivity to redevelopment.

1.3 WILLIS STREET, PRAHRAN

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Victorian weatherboard cottages, with 1.2m timber picket fencing and regular front setbacks
ARCHITECTURAL STYLE, FORM AND LAYOUT	Modest single fronted Victorian weatherboard cottages, detached and attached, with front verandahs, with the occasional second storey which is well recessed (set back 9-13m)
ORIGINAL FEATURES	Pitched roof or bull nosed separate verandahs, iron lattice work under verandahs, centrally located chimneys
BUILDING MATERIALS	Weatherboard painted light colours

ROOF STYLES	Pitched, hipped roofs, with occasional gable, clad in corrugated iron / steel
BUILDING HEIGHTS	1-2 storey
CAR PARK / GARAGES	Nonexistent
ORIENTATION & SITING	1 or 4m front setbacks, no or 0.5m side setback from one side boundary
FRONT FENCING	1.2m timber pickets, painted light colours
GARDEN STYLES	Front gardens with compact planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths Small exotic trees for street tree planting
SUBDIVISION PATTERN / LAYOUT	Formal grid layout

RECOMMENDATION

Willis Street displays a significant level of consistency in neighbourhood character through Victorian building styles, front verandahs, building scale, pitched roof forms, regular front setbacks and timber picket front fencing. It is recommended that this area be considered for further controls.

1.4 BIDEY ST & PACKINGTON PL AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Original, detached Victorian dwellings with front verandahs, corrugated iron roofs, consistent picket fencing, verandahs and front and side setbacks
ARCHITECTURAL STYLE, FORM AND LAYOUT	Bidey Street – Detached Victorian cottages, simple floor plan, single or double fronted dwellings with front verandahs Packington Place- Detached late Victorian dwellings, consistent floor plan, single fronted with front bull-nose verandah and detailing to gables and verandah
ORIGINAL FEATURES	Articulated chimneys, stucco and timber fretwork on gables, iron detailing, decorative verandah posts, timber fretwork and bull-nose verandahs
BUILDING MATERIALS	Timber weatherboard in light colours Stucco cladding used on gables on Packington Place dwellings
ROOF STYLES	Pitched, hipped roofs, generally unpainted corrugated iron with front gable to Packington Place dwellings at its eastern end
BUILDING HEIGHTS	1 storey
CAR PARK / GARAGES	Nonexistent
ORIENTATION & SITING	Parallel to street 1m front setback along Bidey Street and 1.5-3.5m front setback along Packington Place 0-1.5m setback to both sides
FRONT FENCING	Timber picket fencing, mostly painted light colours+10
GARDEN STYLES	Front gardens with established formal planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths Regular street tree planting
SUBDIVISION PATTERN / LAYOUT	Formal grid layout

RECOMMENDATION

Bidey Street and Packington Place area displays a character with high level of significance because of its high number of intact Victorian cottages with similar built form and siting, including front verandahs, pitched hipped corrugated iron roofs and low building scale, and its lack of car parking structures and timber picket fencing.

2 EDWARDIAN

The following areas are grouped together because of their similarities:

- Closeburn Avenue
- Bailey Avenue & Valentine Grove area
- Stanhope Street
- Dixon & Jordan Streets
- Ardrie Road

These streetscapes are all based on Edwardian-era development and are located in Garden Suburban character precincts.

STATEMENT OF NEIGHBOURHOOD CHARACTER

The Edwardian areas are distinctive streetscapes of weatherboard or brick cottages set in established gardens. While buildings of other eras, including Victorian and Interwar, are evident in the streetscapes, they have a strong overall consistency of character.

Buildings are mostly single storey scale, with an asymmetrical plan form and projecting front room with gable end. Materials are typically red-orange brick or light-coloured weatherboard and slate or terracotta tiled roofs. Original buildings have many distinctive decorative features including timber fretwork, window awnings, elaborate chimneys, stucco and timber gable ends, bay windows with lead light and contrasting paintwork. Front fences are typically painted timber picket or low red-orange brick to match the dwellings.

The preferred neighbourhood character for these areas is defined by the continued presence of Edwardian dwellings, and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Single storey detached built form, with second storeys recessed behind the front façade.
- Asymmetrical building form of projecting front room with gable end and front verandah other than in Stanhope Street area, where built form is larger, more elaborate and often includes corner verandahs.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of red-orange brick cladding, light-coloured render or painted weatherboard other than:
 - In Closeburn Avenue and Stanhope Street, where predominantly brick and render is used.
 - In Ardrie Road, where only painted weatherboard is used.

- Pitched, hipped roofs with gables, clad in corrugated iron or terracotta tiled.
- Car parking and car parking structures located behind the dwelling with side driveway access, where present, other than:
 - For attached pairs of dwellings, where no vehicle access from the street and no car parking structures are accessible from the street frontage.
- Low brick or painted timber picket front fences other than:
 - In Stanhope Street, where fencing is only low red-orange brick with columns and / or painted timber picket.
 - In Ardrie Road, where fences are only painted timber picket fences.

2.1 CLOSEBURN AVENUE

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Detached Edwardian brick buildings with roof ridge detailing, articulated façades and low front fencing
ARCHITECTURAL STYLE, FORM AND LAYOUT	Detached Edwardian dwellings with projecting front rooms, front verandahs / porch areas, some second storey additions to original dwellings, and some mixed infill (including flats) Closeburn Avenue north and Dandenong Road buildings are the same form but duplex with the form slip in two and includes an extra section with verandah on side of the front projected room
ORIGINAL FEATURES	Articulated chimneys, verandah as an extension of the roof, ridge detailing, stucco and timber fretwork on gables, bay windows, lead light, timber fretwork under verandah, features painted colours that contrast with main materials
BUILDING MATERIALS	Red orange brick or light coloured render
ROOF STYLES	Slate or red terracotta tiled roofs, pitched and hipped with gables and ridge detailing In Closeburn Avenue north the roofs are gabled not hipped
BUILDING HEIGHTS	1-2 storey with 2-3 storey flats
CAR PARK / GARAGES	Nonexistent

ORIENTATION & SITING	Parallel orientation with 5-6m front setbacks, 0.5m side separation from both side boundaries except for Closeburn Avenue north and Dandenong Road area which have 3-4m front setback, <0.5m side setbacks
FRONT FENCING	1.2-1.5m mixed fencing, mostly brick or light coloured timber picket
GARDEN STYLES	Established front gardens with exotic planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths Regular street tree planting
SUBDIVISION PATTERN / LAYOUT	Formal grid layout with laneways

RECOMMENDATION

Closeburn Avenue displays a significant level of consistency in neighbourhood character through Edwardian building styles, front verandahs, building scale, pitched roof forms, regular front setbacks and low front fencing. The dwellings at the northern section around the corner, identified as Closeburn Avenue north, as well as the duplex on Dandenong Road, exhibit the same consistency but dwellings are duplex with smaller setbacks and roofs are gabled not hipped. It is recommended that Closeburn Avenue be considered for further controls.

2.2 BAILEY AVENUE & VALENTINE GROVE

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Original buildings, siting (front and side setbacks), use of brick and terracotta, no car parking structures and permeable front fences
ARCHITECTURAL STYLE, FORM AND LAYOUT	Edwardian detached brick buildings with elaborate forms based on an asymmetrical layout with projecting front rooms and verandahs, some with second storey additions and 1960s-1970s infill flats
ORIGINAL FEATURES	Verandahs as an extension of the roof, corrugated iron bullnosed verandahs, ridge detailing, elaborate chimneys, decorative brickwork, lead light, timber fretwork, stucco and timber fretwork on gables, bay windows, features painted colours that contrast with main materials
BUILDING MATERIALS	Predominantly red orange brick, some light coloured render or timber weatherboard
ROOF STYLES	Original buildings have pitched (hip and gable) red tiled and slate roofs, and modern flats have flat rooftops
BUILDING HEIGHTS	Predominantly 1 storey, with flats 2-4 storeys
CAR PARK / GARAGES	Nonexistent or incorporated under buildings (infill flats)

ORIENTATION & SITING	Parallel, 5-7m front setbacks, and 1m side setbacks from both side boundaries
FRONT FENCING	Matching 1.2-1.5m fencing in light coloured timber picket with some brick, permeable (eg. Timber or steel pickets with brick balusters) Some dwellings are obscured by high fencing
GARDEN STYLES	Exotic and mainly low scale with established trees and vegetation
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and concrete channels with footpaths and narrow grass nature strips Formal exotic street tree planting using a single species that is regularly spaced
SUBDIVISION PATTERN / LAYOUT	Modified grid layout

RECOMMENDATION

The Bailey Avenue and Valentine Grove are significant due to the high number of original Victorian and Edwardian dwellings that display a consistency in their scale and form, use of materials, regular front and side setbacks, established garden settings, lack of garage / car port structures and permeable front fencing. Despite the presence of modern flat developments, the streets have a high level of neighbourhood character significance. For these reasons, it is recommended that this area be considered for additional planning protection.

2.3 STANHOPE STREET

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Edwardian red-orange brick dwellings, single storey, prominent verandahs and contrasting painted detailing, pitched tiled roof forms

ELEMENT	DESCRIPTION
ARCHITECTURAL STYLE, FORM AND LAYOUT	Large detached Edwardian dwellings, generally with projecting front room and verandah, highly detailed including contrasting painted features and fretwork, occasional second storey set back into roof, some contemporary infill
ORIGINAL FEATURES	Articulated chimneys, stucco and timber fretwork on gables, bay windows, decorative brickwork, lead light, timber fretwork under verandah, features painted colours that contrast with main materials and ridge detailing
BUILDING MATERIALS	Red orange brick or light coloured render
ROOF STYLES	Pitched (gable and hip) in slate or terracotta tile
BUILDING HEIGHTS	1-2 storey
CAR PARK / GARAGES	Nonexistent or located behind dwelling / along the side boundary Some high light coloured timber picket fencing, sometimes with red orange brick posts
ORIENTATION & SITING	Parallel to street 5-6m front setbacks and 1m separation from at least one side boundary
FRONT FENCING	Low or permeable fencing (up to 1.5m), predominantly constructed of timber pickets
GARDEN STYLES	Exotic and mainly low scale with established trees.
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths and grass nature strips Formally planted exotic street trees
SUBDIVISION PATTERN / LAYOUT	Formal grid

RECOMMENDATION

Stanhope Street displays a significant character due to the high number of Victorian and Edwardian buildings. These buildings display a consistency in single storey scale, architectural detailing, presence of front verandahs, pitched roof forms, regular front setbacks and side separation. Low garden settings, formal street tree planting along grass nature strips and bluestone kerb and channels further contribute to the significance of the streetscape character. It is recommended that this area be considered for additional protection due to the intactness of original dwellings, including pitched roof forms, a predominant single storey building scale, design detail, articulation and siting.

2.4 DIXON STREET & JORDAN STREET

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Detached dwellings, consistent building scale, prominent verandahs and detailing, pitched roof form, siting and garden settings
ARCHITECTURAL STYLE, FORM AND LAYOUT	Mix of small and larger scale Victorian and Edwardian detached dwellings with Interwar detached bungalows, some recessed second storey additions Several instances of contemporary and Post-war infill Prominent front verandahs
ORIGINAL FEATURES	Articulated chimneys, iron lattice work under verandahs, decorative brickwork and weatherboard detailed to look like stone
BUILDING MATERIALS	Light coloured timber with some brick/render infill or detailing
ROOF STYLES	Pitched (gable or hip)
BUILDING HEIGHTS	1-2 storey
CAR PARK / GARAGES	Nonexistent or located behind dwelling / along the side boundary
ORIENTATION & SITING	4-6 m front setbacks, 1-2m side setbacks

FRONT FENCING	Low or permeable fencing (up to 1.5m), predominantly constructed of timber pickets
GARDEN STYLES	Exotic and mainly low scale with established trees
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths and grass nature strips Formally planted exotic street trees
SUBDIVISION PATTERN / LAYOUT	Formal grid

RECOMMENDATION

Dixon Street displays a significant character due to the high number of Victorian, Edwardian and Interwar buildings. These buildings display a consistency in single storey scale, architectural detailing, presence of front verandahs, pitched roof forms, regular front setbacks and side separation. Low garden settings, formal street tree planting along grass nature strips and bluestone kerb and channels further contribute to the significance of the streetscape character. It is recommended that this area be considered for additional protection due to the intactness of original dwellings, including pitched roof forms, a predominant single storey building scale, design detail, articulation and siting.

2.5 ARDRIE ROAD AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Edwardian weatherboards, use of timber, siting, scale, garden setting and timber picket fencing
ARCHITECTURAL STYLE, FORM AND LAYOUT	Detached timber Edwardian weatherboards, with mixed infill and alterations Projected front room plan layout and pitched roof forms with front verandahs.
ORIGINAL FEATURES	Articulated chimneys, roofs separate to the verandah, awnings over windows, original windows, timber fretwork to verandahs and front gables
BUILDING MATERIALS	Timber weatherboard painted light colours
ROOF STYLES	Pitched with front facing gable ends, constructed with corrugated iron / steel, with occasional tiled roof observed
BUILDING HEIGHTS	Single storey
CAR PARK / GARAGES	Nonexistent / not visible from streetscape, very few vehicle crossovers
ORIENTATION & SITING	Parallel, 4-5m front setbacks, 1m side setbacks (both sides)
FRONT FENCING	1.2m timber pickets painted light colours
GARDEN STYLES	Exotic and low scale planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths and grass nature strips Formally planted exotic street trees (plane trees)
SUBDIVISION PATTERN / LAYOUT	Formal grid

RECOMMENDATION

This area is significant in neighbourhood character due to the moderately intact Edwardian streetscape, with a consistency in the use of timber, front setbacks, side separations, and pitched roof forms. It is recommended that this area be considered for further protection.

3 EDWARDIAN & INTERWAR

The following areas are grouped together because of their similarities:

John and Boardman Streets

Kenilworth Grove and Glentilt Road

Manning Road area

These streetscapes are based on Edwardian and early Interwar development and are located in Garden Suburban character precincts.

STATEMENT OF NEIGHBOURHOOD CHARACTER

The Edwardian and Interwar areas are distinctive streetscapes of original red-orange brick dwellings set within garden surrounds. Built form is both tall and low slung, with roofs in a variety of pitches, highlighting the overlap in architectural styles from the Edwardian era dwellings to later Californian bungalows. There is a high degree of consistency in the use of red-orange brick with contrasting painted features, and pitched roofs clad in red terracotta tiles.

Original buildings have many similar decorative details and features. This includes timber fretwork, box bay windows, decorative brickwork, elaborate verandah posts, large pillars, arches and lead light windows. Front fences are typically timber picket or low red-orange brick to match the era and style of the dwellings. Much of the character of Kenilworth Grove and Glentilt Road is derived from the garden setting of the streets which envelopes the built form.

The preferred future neighbourhood character for the Edwardian and Interwar areas is defined by the continued presence of original dwellings and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Single storey detached built form with second storeys recessed behind the front façade.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of red-orange brick.
- Red terracotta tiled roofs.
- Pitched roofs, hipped, with gable ends fronting the street.
- Low brick or timber picket front fences.
- Vehicle access and car parking structures non-existent or car parking and car parking structures located behind the dwelling.

3.1 JOHN & BOARDMAN STREETS

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Edwardian bungalows, pitched roof forms, single storey scale at building frontage, siting, use of brick, render and timber materials, and garden settings
ARCHITECTURAL STYLE, FORM AND LAYOUT	Detached single storey Edwardian bungalows with projecting front room often with verandah
ORIGINAL FEATURES	Simple or articulated chimneys, stucco and timber fretwork on gables, verandahs, bay windows, ornamentation to windows including lead light, gables with ridge cresting
BUILDING MATERIALS	Red orange brick, some light-coloured render or timber weatherboard
ROOF STYLES	Pitched (gable or hip) in red terracotta tiles, some corrugated iron visible
BUILDING HEIGHTS	1 storey

ELEMENT	DESCRIPTION
CAR PARK / GARAGES	Nonexistent or located behind dwelling
ORIENTATION & SITING	Parallel, 6-8m front setbacks, 1m side setbacks from at least one side boundary
FRONT FENCING	Low to moderate in height (1.2-1.5m), matched to dwelling
GARDEN STYLES	Exotic and mainly low scale with established trees
PUBLIC REALM & TOPOGRAPHY	Concrete or bluestone kerb and channels with footpaths and narrow grass nature strips Exotic street trees
SUBDIVISION PATTERN / LAYOUT	Formal grid

RECOMMENDATION

The John and Boardman Streets comprise a significant neighbourhood character due to the high number of intact buildings of the Edwardian and early Interwar periods, and a consistency of single storey building scale, pitched roof forms, use of materials, architectural detailing, siting and garden settings. Regular exotic street tree planting further enhance the garden character. It is recommended that this area be considered for further protection due to the existing level of significance and consistency of the streetscapes and their sensitivity to non-contributory redevelopments.

3.2 KENILWORTH GROVE & GLENTILT ROAD

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Edwardian and Interwar period building styles, building articulation, use of timber and brick, pitched roof forms, siting, garden settings, timber picket fencing
ARCHITECTURAL STYLE, FORM AND LAYOUT	Edwardian and Interwar detached buildings, with articulated facades (front verandahs, projected front room, porch entrances), no infill, some second storey additions
ORIGINAL FEATURES	Simple or articulated chimneys, timber fretwork on gables, box bay windows, elaborated verandah posts, lead light windows
BUILDING MATERIALS	Light coloured timber, brick or render
ROOF STYLES	Gable pitched roofs, constructed with red terracotta tiles or iron / steel
BUILDING HEIGHTS	1-2 storeys
CAR PARK / GARAGES	Nonexistent, behind dwelling or along side boundary
ORIENTATION & SITING	Parallel, 8m front setbacks, 2-5m side setbacks (often both sides)
FRONT FENCING	1.2m timber pickets with mixed infill
GARDEN STYLES	Established, low scale formal gardens
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths and grass nature strips Mixed street tree planting
SUBDIVISION PATTERN / LAYOUT	Formal

RECOMMENDATION

The Kenilworth Grove and Glentilt Road comprises a significant neighbourhood character with Edwardian and Interwar period building styles, a consistency of building form, articulation, use of materials and siting, the garden setting of the streetscape and a lack of infill or altered buildings. It is considered that this area warrants for further protection due to the high level of character significance created by the intactness of built form and consistency of building siting.

3-3 MANNING ROAD AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Period building styles with architectural detailing, use of brick / render, pitched roof forms, tiled rooftops and siting
ARCHITECTURAL STYLE, FORM AND LAYOUT	Interwar and Edwardian detached bungalows, with mixed infill Simple to more elaborate floor plans, often with a projected front room
ORIGINAL FEATURES	Simple or articulated chimneys, ridge detailing, gables with ridge cresting and stucco and timber fretwork, decorative brickwork, bay windows, lead light, timber fretwork under verandah, awnings over windows, arches, large pillars, roofs and features in a variety colours
BUILDING MATERIALS	Red brick or light coloured render
ROOF STYLES	Pitched (gable ends) tiled rooftops
BUILDING HEIGHTS	1-2 storeys
CAR PARK / GARAGES	Nonexistent, or located behind dwelling
ORIENTATION & SITING	Parallel, 7-8m front setbacks, 3m side setbacks one side, 1m other side except for Manning Road (1m both sides)
FRONT FENCING	Mixed fencing styles (including timber picket, brick, render, post), predominantly 1.2m in height
GARDEN STYLES	Well established gardens with exotic planting
PUBLIC REALM & TOPOGRAPHY	Bluestone kerb and channels with footpaths and grass nature strips Formal avenue tree planting

**SUBDIVISION PATTERN /
LAYOUT** Formal grid layout

RECOMMENDATION

The Manning Road area have a significant neighbourhood character due to a consistency of Interwar and Edwardian period building styles and architectural detailing, with the use of brick or render, prominent tiled pitched rooftops and consistent siting in well-established garden settings. It is recommended that this area be considered for further protection, as it displays a higher degree of consistency and is sensitive to change / redevelopment.

4 CALIFORNIAN BUNGALOWS

The following areas are grouped together because of their similarities:

- Macgregor Street area
- Boston and Washington Avenues area
- Sycamore Street area

These streetscapes are characterised by intact Californian bungalows and are located in Garden Suburban 4 character precinct.

STATEMENT OF NEIGHBOURHOOD CHARACTER

These streetscapes comprise numerous Californian bungalows set within established gardens. The significance of these areas is due to the consistency of original dwellings which have a low slung appearance within the streetscape. Key original features that add to the areas' significance include large terracotta tiled roofs with simple chimneys, stucco and timber fretwork on gable ends, decorative brickwork, bay windows and arched verandahs with large pillars. Front fences are typically timber picket or low red-orange brick to match the era and style of the dwellings.

The preferred neighbourhood character for these areas is defined by the continued presence of Californian bungalows and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Single storey detached built form, with second storeys recessed behind the front façade.
- Simple floor plans with projecting front room and porch or verandah.
- Orientation of buildings to the street according to lot orientation (parallel in most cases, with some diagonal in Allenby Avenue area).
- Consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of weatherboard, brick or brick and render.
- Dark terracotta tiled, pitched roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick or timber picket front fences.

4.1 MACGREGOR STREET AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Detached Californian bungalows, pitched roof forms, consistent siting, garden settings, low front fences, use of brick and timber weatherboards
ARCHITECTURAL STYLE, FORM AND LAYOUT	Wilmot, MacGregor and Hughes Streets- Californian bungalows, low front verandah with some Victorian and Federation dwellings, some modifications, additions and contemporary dwellings throughout Dandenong Road- detached Californian bungalows and Interwar dwellings with projecting front rooms and modest entrance porch
ORIGINAL FEATURES	Simple chimneys, stucco and timber fretwork on gables, bay windows, awnings over windows, arches, large pillars, large roofs
BUILDING MATERIALS	MacGregor Street- red orange brick, some light coloured render Wilmot and Hughes Streets- Light coloured timber weatherboard Dandenong Road- Light coloured render with some brick visible
ROOF STYLES	Pitched (gabled, some hipped) with red terracotta tiles
BUILDING HEIGHTS	1 to 2 storeys
CAR PARK / GARAGES	Nonexistent or garage located behind dwelling along the side boundary
ORIENTATION & SITING	Parallel, 6-7m front setbacks, 1.5m side setback from at least one side boundary
FRONT FENCING	Low brick (0.5-0.8m) or timber pickets (1.2m), to match dwelling
GARDEN STYLES	Low garden settings, with exotic planting and flower beds

PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic street trees
SUBDIVISION PATTERN / LAYOUT	Formal grid layout

RECOMMENDATION

The MacGregor Street area has a significant character due to its consistent Californian bungalow streetscape. These streets comprise buildings of a similar scale, roof form and use of materials, regular front and side setbacks and low front fences, with dwellings set in garden surrounds. It is recommended that these streets be considered for further protection due to their existing degree of consistency and significance.

4.2 BOSTON & WASHINGTON AVENUES AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



Survey Photos



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Californian Bungalow building styles, consistent siting, garden settings, pitched gabled roof forms, low front fences, use of brick and timber weatherboards
ARCHITECTURAL STYLE, FORM AND LAYOUT	<p>Predominantly Californian bungalows most of which feature projecting front room, low front verandah, original detailing, multiple gables some recessed second storey additions</p> <p>Several Edwardian era dwellings in Washington Avenue, which share similar features</p> <p>Several contemporary buildings evident, these are designed in keeping with the character of the original dwellings</p>
ORIGINAL FEATURES	Simple chimneys, bay windows, timber fretwork on gables, decorative brickwork, window awnings, arches, large pillars, large roofs
BUILDING MATERIALS	Timber weatherboard, painted light colours, brick or brick and render
ROOF STYLES	Pitched, gable roof forms in red terracotta tiles, often with multiple gables
BUILDING HEIGHTS	1 storey

CAR PARK / GARAGES	Usually located behind dwelling along the side boundary
ORIENTATION & SITING	Parallel, 6-7m front setbacks, 1.5m side setback from at least one side boundary
FRONT FENCING	Timber pickets (1.2m) with some low brick fencing, to match dwelling, occasional property without a front fence
GARDEN STYLES	Low garden settings, with exotic planting and flower beds
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic street trees
SUBDIVISION PATTERN / LAYOUT	Formal grid layout

RECOMMENDATION

The Boston and Washington Avenues area has a consistent Californian bungalow streetscape comprising buildings of a similar scale, roof form and use of materials, regular front and side setbacks and low front fences, with dwellings set in garden surrounds. It is recommended that this street be considered for further protection due to its existing degree of consistency and significance.

4.3 SYCAMORE STREET AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Interwar building styles, siting, prominent pitched roof form, established garden settings, generous front setbacks
ARCHITECTURAL STYLE, FORM AND LAYOUT	Detached Californian bungalows
ORIGINAL FEATURES	Simple chimneys, stucco and timber fretwork on gables, decorative brickwork, bay windows, arches, large pillars
BUILDING MATERIALS	Mostly weatherboard, occasional brick and render
ROOF STYLES	Pitched (gable or hip) tiled roofs
BUILDING HEIGHTS	Mostly single storey, occasional double storey buildings or additions
CAR PARK / GARAGES	Nonexistent or garage located behind dwelling along side boundary
ORIENTATION & SITING	Parallel, 6-8m front setbacks, and 1.5m side setbacks to both sides
FRONT FENCING	Low brick (0.5-0.8m) or timber pickets (1.2m)
GARDEN STYLES	Exotic and mainly low scale with established trees.
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic and native street trees Sycamore Street has avenue planting of plane trees
SUBDIVISION PATTERN / LAYOUT	Modified grid

RECOMMENDATION

Sycamore and Sutherland Streets have a significant neighbourhood character due to a strong garden setting with consistency in Interwar building styles, pitched roof form, high levels of planting in the public and private realm, low fence heights and generous front setbacks. It is recommended that Sycamore and Sutherland Streets be considered for further protection due to the existing degree of consistency of these streetscapes.

5 EARLY MODERN & POST-WAR

Lalbert Crescent has a unique character based on Early Modern and Post-war development and is located in Garden Suburban 2 character precinct.

STATEMENT OF NEIGHBOURHOOD CHARACTER

The Lalbert Street area comprises Post-war and Early Modern dwellings of a grand scale, set within well-established gardens. The dwellings along Orrong Road and Kelvin Grove provide gateways to the crescent, particularly the distinctive flat-roofed Early Modern building at the corner of Lalbert Crescent and Orrong Road. The area's significance is due to the consistency of its original dwellings which are mostly of two to three storeys and constructed of brick with terracotta tiled roofs. Architectural features of the original buildings include bullseye windows, curved facades, defined porch entrances, projected front rooms and decorative brickwork. Front fences are typically low brick and designed to match the dwellings.

The preferred neighbourhood character for the Lalbert Crescent area is defined by the continued presence of grand brick Post-war and Early Modern dwellings, and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Grand, detached buildings of two to three storey scale.
- Pitched hipped or gabled roofs and projecting front room.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of red clinker or orange brick, or render, with contrasting detail.
- Red terracotta tiled roofs.
- Vehicle access and car parking structures non-existent or car parking and car parking structures located behind the dwelling with side driveway access or integrated within the dwelling form.
- Low brick front fences, often with brick columns.

5.1 LALBERT CRESCENT

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Post-war and Early Modern brick building styles, articulation, two-three storey scale, use of brick (often clinker) and tiles, front setback and side separation, garden settings, low front fencing
ARCHITECTURAL STYLE, FORM AND LAYOUT	Early Modern to Post-war grand detached buildings with contemporary infill Mostly single fronted dwellings or front room projected plan layout with porch entrances
ORIGINAL FEATURES	Curving features, decorative brickwork, original windows, turret, projected front room with porch entrance
BUILDING MATERIALS	Brick, brick and render
ROOF STYLES	Pitched (gable or hip) with red terracotta tiles
BUILDING HEIGHTS	Mostly 2 storeys, few 3 storeys and a couple 1 storey

CAR PARK / GARAGES	Nonexistent, behind dwelling with side driveway access or located within the dwelling on the lower floor
ORIENTATION & SITING	Parallel, 6m front setbacks, 1.5-2.5m side setbacks from both side boundaries
FRONT FENCING	Low or permeable with brick columns
GARDEN STYLES	Well-established, exotic plantings which often make the buildings difficult to view
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips
SUBDIVISION PATTERN / LAYOUT	Curved street layout with cul-de-sacs in nearby area

RECOMMENDATION

Lalbert Crescent is significant in neighbourhood character due to the intact Interwar to Post-war two-storey, Early Modern clinker brick buildings with projected front rooms and porch entrances. Consistent building materials, pitched roof forms, low/permeable front fencing, regular front and side setbacks and established gardens further emphasise the significance of this area. It is recommended that Lalbert Crescent be considered for additional protection.

6 INTERWAR & POST-WAR

The following areas are grouped together because of their similarities:

Allenby Avenue area

Cairnes Crescent area

Bruce Street area

These streetscapes are based on Interwar and Post-war development and are located in Garden Suburban character precincts.

STATEMENT OF NEIGHBOURHOOD CHARACTER

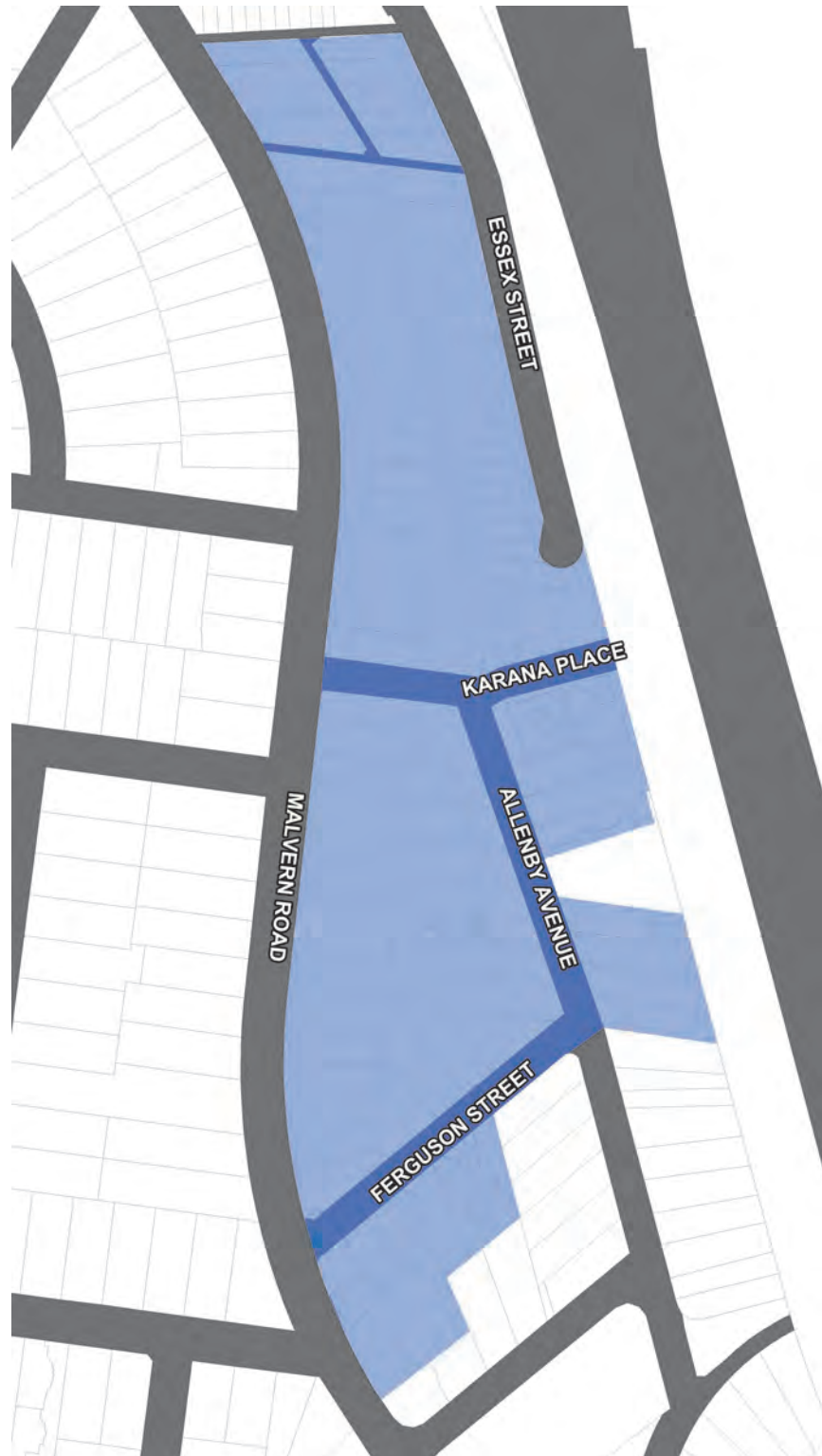
These streetscapes are distinctive areas of Interwar and Post-war development set in established gardens. The significance of these areas is due to the consistency of original red, cream or orange brick dwellings, with pitched tiled roofs. Distinctive features of the buildings include entrance canopies sometimes with curved forms, decorative brickwork, flat-faced gables and chimneys, in both simple and elaborate forms. Low brick front fences are designed match the dwelling style.

The preferred neighbourhood character for the Interwar and Post-war areas is defined by the continued presence of original dwellings and new dwellings that reflect the key characteristics of the streetscapes which comprise:

- Single storey detached built form with second storeys recessed behind the front façade.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of brick or brick and light-coloured render (use of cream, orange and red brick).
- Dark terracotta tiled pitched roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick front fencing.

6.1 ALLENBY AVENUE AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Siting, front setbacks, use of brick and render, pitched rooftops, and strong garden settings
ARCHITECTURAL STYLE, FORM AND LAYOUT	Interwar styles, detached buildings, one storey with some attic rooms and some second storey additions to the rear, and mixed infill styles
ORIGINAL FEATURES	Simple chimneys, bay windows, lead light, awnings over windows, arches, large pillars, large roofs, features in a variety of colours, only a few cases with stucco and timber fretwork on gables
BUILDING MATERIALS	Brick (with red and orange colouring including some clinker) and render
ROOF STYLES	Pitched (gable and hip) in red or grey terracotta tiles
BUILDING HEIGHTS	1-2 storeys

ELEMENT	DESCRIPTION
CAR PARK / GARAGES	Nonexistent or located behind dwelling and hidden from street
ORIENTATION & SITING	Parallel or angled with north-south alignment due to irregular shaped lots 7-9m front setbacks, 2m side setbacks from at least one side boundary
FRONT FENCING	Mixed materials (including timber picket and brick), predominantly low with many medium to high infill, particularly along Malvern Road
GARDEN STYLES	Well-established garden settings, with dwellings partially hidden behind mature vegetation and trees
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Undulating topography
SUBDIVISION PATTERN / LAYOUT	Modified grid layout, dwelling orientation is either diagonal or parallel to the street, it responds to lot orientation

RECOMMENDATION

The Allenby Avenue area is significant due to the strong garden settings, intact Interwar period buildings, consistency in front setbacks with pitched roof forms, and an undulating topography providing views of treetops and vegetation. It adjoins two heritage overlay protected areas, which further contributes to the Interwar garden character. The area also has a mix of infill buildings from different styles and eras, however they all retain a consistency in front setbacks, use of brick or render and pitched roof forms. The topography, significant planting and vegetation also reduce the impact of new buildings and infill. This area is recommended for further protection.

6.2 CAIRNES CRESCENT AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Original building styles, scale, siting, use of brick or render, low brick fencing, siting and low garden settings
ARCHITECTURAL STYLE, FORM AND LAYOUT	Interwar to Post-war detached buildings, with minimal alterations and infill
ORIGINAL FEATURES	Entrance canopies sometimes with curved forms, decorative brickwork, flat-faced gables, elaborate chimney forms
BUILDING MATERIALS	Brick, brick and render or render
ROOF STYLES	Pitched (hip and gable) with terracotta tiles
BUILDING HEIGHTS	1 storey with some 2 storey infill
CAR PARK / GARAGES	Nonexistent or behind dwelling
ORIENTATION & SITING	Parallel, 6-7m front setback, 1m side setback (both sides)
FRONT FENCING	Low brick (0.5m in height with 0.8m pillars) with brick pillars at the ends
GARDEN STYLES	Low garden settings with wide lawn areas and established planting

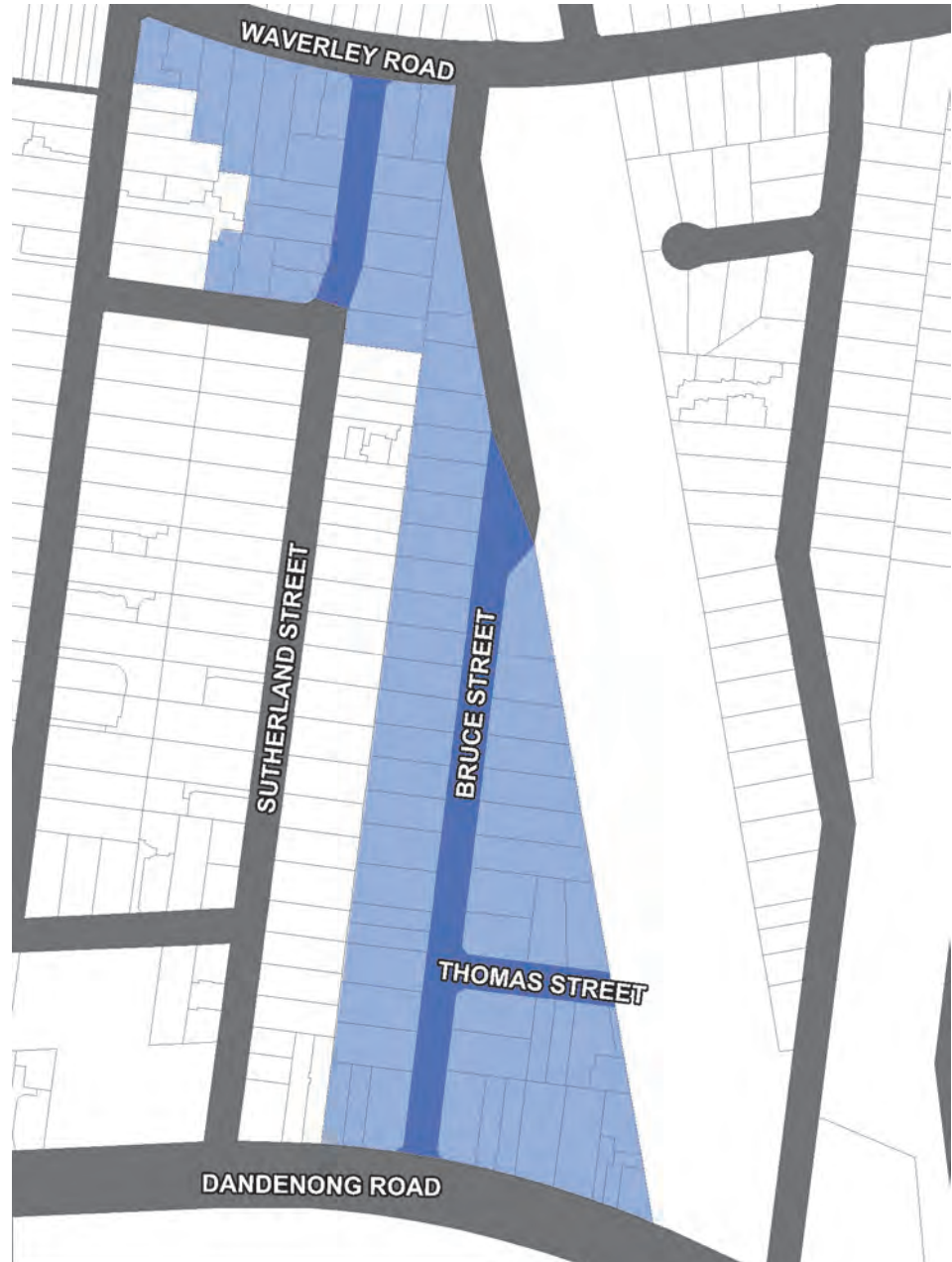
ELEMENT	DESCRIPTION
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths with grass nature strips Concrete roadway Formal street tree planting (exotic)
SUBDIVISION PATTERN / LAYOUT	Modified grid layout with cul-de-sacs

RECOMMENDATION

Cairnes Crescent has a high degree of character significance due to the consistency of Interwar/Post-war building styles, the use of brick and render, low brick fencing, regular front setbacks, and the public realm treatment comprising a concrete roadway and formal street tree planting in a cul-de-sac layout. It is recommended that this area be considered for further character protection due to this level of significance.

6.3 BRUCE STREET AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Interwar and Postwar building styles, siting, prominent pitched roof form, established garden settings, generous front setbacks
ARCHITECTURAL STYLE, FORM AND LAYOUT	Interwar to Post-war cream and red brick detached dwellings, some properties are modified with occasional second storey additions
ORIGINAL FEATURES	Decorative brickwork, arches, flat-faced gables, occasional chimney
BUILDING MATERIALS	Brick (cream or red), brick (red) and render and render
ROOF STYLES	Pitched (gable or hip) terracotta tiled roofs
BUILDING HEIGHTS	Mostly single storey, occasional double storey buildings or additions
CAR PARK / GARAGES	Nonexistent or garage located behind dwelling along side boundary
ORIENTATION & SITING	Parallel, 6-8m front setbacks, and 1m side setbacks to both sides
FRONT FENCING	Low brick (0.5-0.8m) with brick pillars at the ends
GARDEN STYLES	Exotic and mainly low scale with established trees.
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic and native street trees Urban forest on Bruce Street
SUBDIVISION PATTERN / LAYOUT	Modified grid

RECOMMENDATION

Bruce Street has a significant neighbourhood character due to its strong garden setting with brick Interwar and Post-war dwellings with pitched roof forms. The urban forest between Bruce Street and Hyslop Parade further contributes to the garden character of this area. It is recommended that Bruce Street be considered for further protection due to the existing degree of consistency of these streetscapes.

7 POST-WAR

The following areas are grouped together because of their similarities:

Green Gables Avenue area

Camino Terrace area

These streetscapes are based on Post-war development and are located in Garden Suburban 5 character precinct.

STATEMENT OF NEIGHBOURHOOD CHARACTER

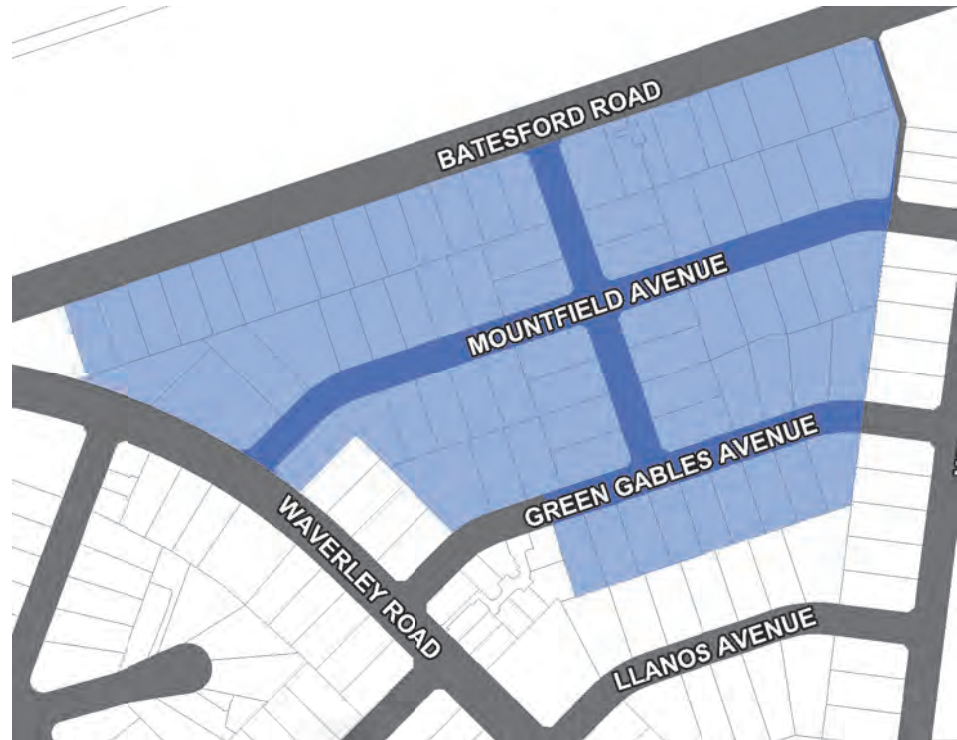
These streetscapes comprise 1950s to 1960s Post-war development set in established gardens. The significance of these areas is due to the consistency of original double- and triple-fronted brick dwellings. Distinctive features of the area include transparent stairways, mullioned doors and windows, iron detailing and matching fences. Camino Terrace area also includes twin flat-roofed Modern dwellings. Dwellings in the Green Gables Avenue area have wide front lawns, and Camino Terrace includes a small reserve, which give the streets an open, landscaped feel.

The preferred neighbourhood character for these areas is defined by the continued presence of Post-war dwellings and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Single or double storey detached built form.
- Double and triple fronted building form.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of cream, orange or red bricks.
- Dark terracotta tiled pitched hipped roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick front fencing or open frontages with no fencing.

7.1 GREEN GABLES AVENUE AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Consistent Post-war – 1960s building style, use of orange brick material, hip tiled roof forms, garden settings and low brick front fences.

ELEMENT	DESCRIPTION
ARCHITECTURAL STYLE, FORM AND LAYOUT	Post-war – 1960s double and triple fronted detached dwellings
ORIGINAL FEATURES	Wide rectangular chimneys, transparent stairways, mullioned doors and windows, iron detailing, flat-faced gables, matching fences
BUILDING MATERIALS	Generally cream brick, some in dark red or orange brick
ROOF STYLES	Pitched hipped roofs with front-facing projected room hipped or gabled, with dark coloured terracotta tiles
BUILDING HEIGHTS	1 storey
CAR PARK / GARAGES	Garage / car parking structures located behind dwelling to the side boundary
ORIENTATION & SITING	Parallel, 6-8m front setbacks, 1m side setback with 3m setback on opposite side with driveway
FRONT FENCING	Low brick, approximately 0.5m in height with 0.8m brick pillars at the ends
GARDEN STYLES	Well established gardens with wide lawn areas and some tall trees Minimal private and public realm separation due to amount of planting and low fencing
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Irregularly planted exotic street trees
SUBDIVISION PATTERN / LAYOUT	Modified grid layout

RECOMMENDATION

Mountfield Avenue, Batesford Road and Green Gables Avenue have a significant neighbourhood character due to the intact Post-war streetscape, with low cream brick dwellings and prominent tiled roofs situated in well established garden settings. Private gardens appear to blend into the public realm due to the low front fencing, substantial planting and grassy nature strips. It is recommended that this area be considered for further planning provisions as existing policies and controls do not provide enough protection or guidance to the significant character elements of this area.

7.2 CAMINO TERRACE AREA

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS





EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Post-war building styles, use of cream brick, building siting and scale, vegetation and garden settings and low brick fencing
ARCHITECTURAL STYLE, FORM AND LAYOUT	Post-war 1950s to 1960s detached dwellings
ORIGINAL FEATURES	Wide rectangular chimneys, transparent stairways, mullioned doors and windows, iron detailing, flat-faced gables, matching fences
BUILDING MATERIALS	Cream brick with tiled roofs
ROOF STYLES	Hipped terracotta roofs
BUILDING HEIGHTS	1-1.5 storeys (on sloping sites)
CAR PARK / GARAGES	Incorporated on ground floor undercroft area of high-set dwellings, or behind low-set dwellings along the side boundary
ORIENTATION & SITING	Parallel, 8m front setback, 0.5m side setback to both sides
FRONT FENCING	Low brick, approximately 0.5m in height with 0.8m brick pillars at the ends
GARDEN STYLES	Low, formal exotic garden settings
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths and grass nature strips Formally planted exotic deciduous trees (<i>liquidambar</i>) Open space is grassed and has established vegetation Moderately sloping topography
SUBDIVISION PATTERN / LAYOUT	Modified grid layout set around small park

RECOMMENDATION

The Camino Terrace area is significant in neighbourhood character due to the intact Post-war 1950s to 1960s cream brick dwellings, wrapped around an open space reserve. Low front fences and formally planted deciduous street trees emphasise the formally planted private gardens and contribute to the character of the area. It is recommended that this area be considered for further protection due to the existing degree of consistency and significance.

8 **AMENDMENT C168**

The following areas are being implemented by Amendment C168 to Stonnington's Planning Scheme:

Baldwin Street

Clarence Street

8.1 BALDWIN STREET

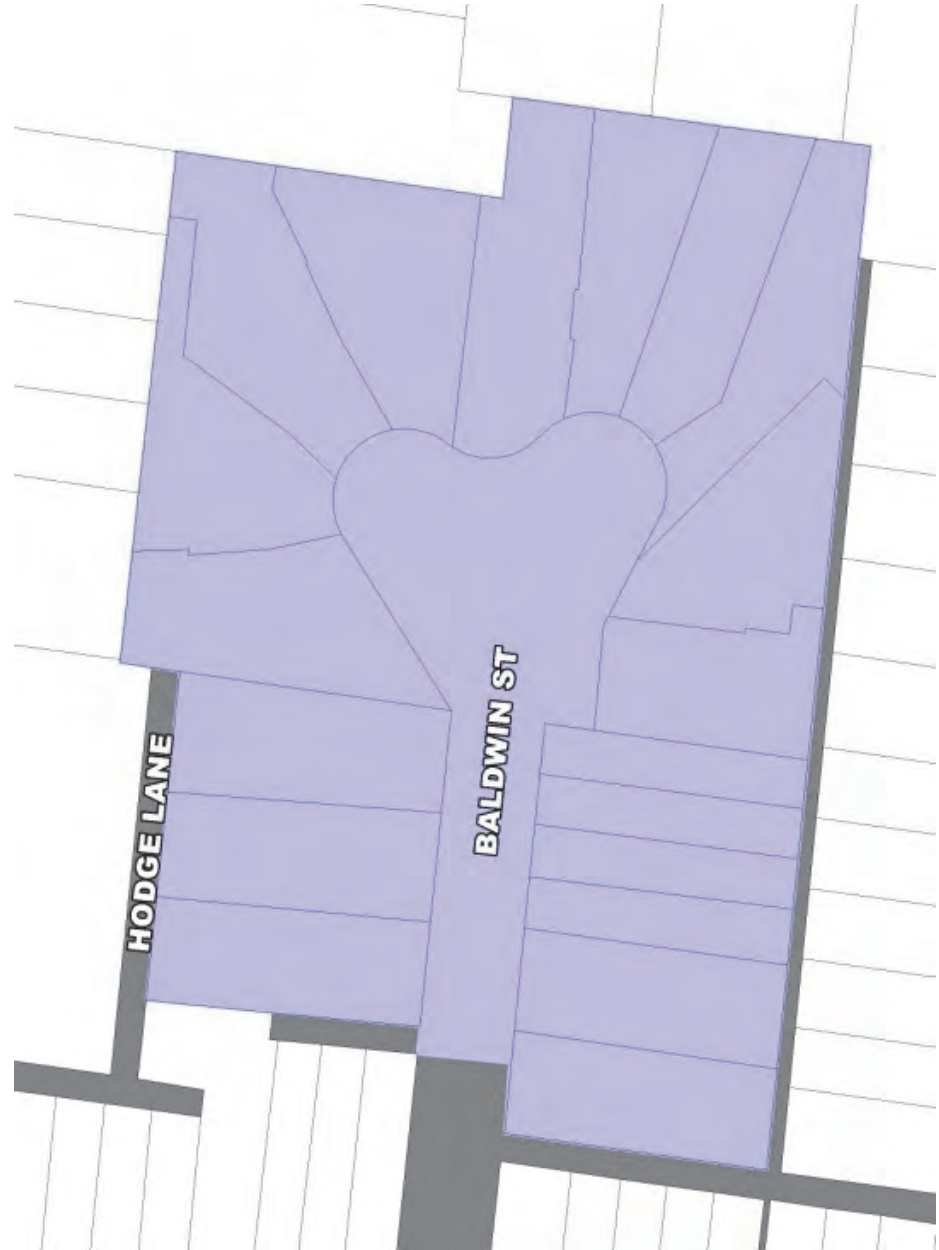
STATEMENT OF NEIGHBOURHOOD CHARACTER

Baldwin Street comprises an intact grouping of Victorian weatherboard, brick and rendered dwellings south of the court bowl, and pairs of intact Interwar and Post War brick bungalows within the court bowl, set in established garden surrounds. Baldwin Street has a highly significant neighbourhood character due to the intactness of the original dwellings, the unusual combination of dwelling eras and styles in the two parts of the street, the consistency of its key character elements and the unusual subdivision layout of the court bowl. Key character elements include the intimate scale due to the predominant single storey heights, the articulated building and pitched roof forms, consistent front and side setbacks of the buildings, and the low height of front fences that allow clear views of the dwellings and gardens, and are appropriate to the era of the dwelling.

The preferred neighbourhood character for Baldwin Street is defined by the continued presence of Victorian, Interwar and Post War dwellings and new dwellings that respect the key elements of these dwellings which include:

- Single storey building scales, with upper levels well recessed from the front façade.
- Articulated building forms and facades achieved through use of asymmetrical plan forms, projecting front room or inclusion of a small front porch or gable end.
- Consistent front and side setbacks within each part of the street that reinforce the distinct spatial rhythm of that part of the street.
- Angled orientation of the dwellings in the court bowl, and orientation parallel to the street to the south.
- Consistent use of brick and render for buildings within the court bowl.
- Use of simple design detail.
- Pitched and hipped roof forms.
- Timber picket front fences south of the court bowl or low brick front fencing within the court bowl.
- Car parking accommodation that is incorporated within the dwelling design, adjacent to the dwelling or hidden from view.
- Garden settings characterised by a mixture of exotic and native trees.

AREA RECOMMENDED FOR FURTHER PROTECTION



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Building scale, garden settings, original building styles, lack of infill development and dominant garage / carports
ARCHITECTURAL STYLE, FORM AND LAYOUT	Single and double fronted Victorian detached cottages Detached and semi detached Interwar / Post-war bungalows
BUILDING MATERIALS	Victorian buildings - timber or rendered brick / masonry Interwar / Post-war buildings - brick
ROOF STYLES	Victorian buildings - iron / steel pitched roof tops, with a mix of hip, gable and parapet styles Interwar / Post-war buildings - pitched terracotta, hipped rooftops
BUILDING HEIGHTS	1 storey
CAR PARK / GARAGES	Victorian buildings – nonexistent Interwar/Post-war buildings – car space in front setback area with no built structure, apart from carport at no. 24

ELEMENT	DESCRIPTION
ORIENTATION & SITING	Victorian – parallel to street, 2.5-3m front setbacks and 0.5-1m dwelling separation. Interwar/Post-war – angled to the street due to irregular shaped blocks, 7m front setbacks and 2-3m setback from one side boundary.
FRONT FENCING	Victorian – timber pickets, mostly 0.8m to 1.2m Interwar/Post-war – low brick. No.11 with high masonry / ivy fence
GARDEN STYLES	Exotic, low scale trees and several larger scale native trees
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths Large elms with exotic street trees Flat topography
SUBDIVISION PATTERN / LAYOUT	Narrow linear roadway opening into cul-de-sac, heart shaped court bowl.

RECOMMENDATION

Baldwin Street has a high degree of neighbourhood character significance due to the intactness of the original buildings and unusual subdivision layout of the court bowl setting.

It is recommended that this area be considered for further protection through a Neighbourhood Character Overlay as current planning policy and controls do not provide adequate protection from the most significant threats to this streetscape, which include buildings that are out of scale and character with original dwellings, prominent garaging in the front setback and inconsistent materials or finishes.

Application of the NCO could also assist in encouraging retention of original dwellings.

8.2 CLARENCE STREET

STATEMENT OF NEIGHBOURHOOD CHARACTER

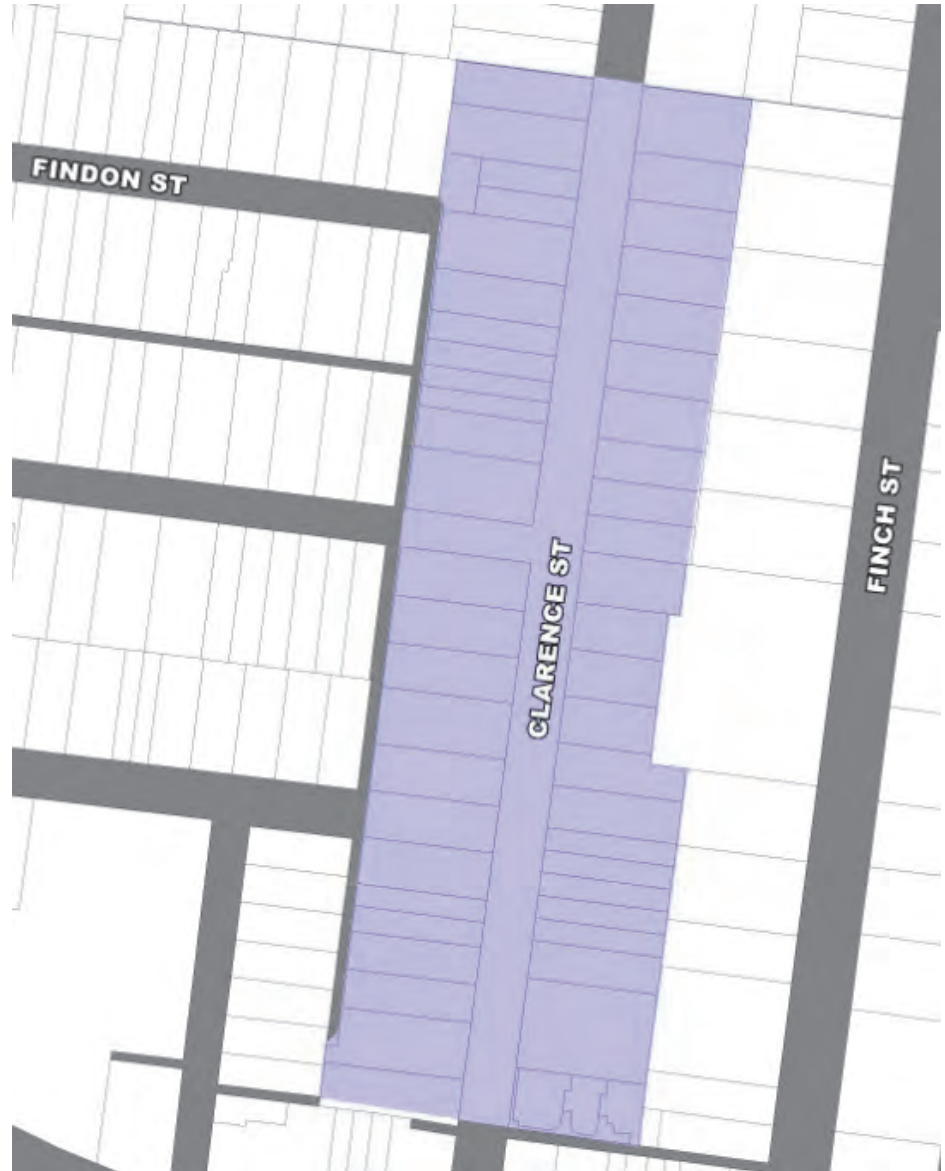
Clarence Street comprises Victorian, Federation and Interwar dwellings, set in established gardens. Clarence Street has a highly significant neighbourhood character due to the intactness of the original dwellings and the consistency of its key character elements.

These elements include the predominant single storey scale and form, consistent siting and materials of the buildings, the low and visually permeable front fences and the well landscaped surrounds.

The preferred neighbourhood character for Clarence Street is defined by the continued presence of Victorian, Federation and Interwar dwellings and new dwellings that complement the key characteristics of the streetscape, which comprise:

- Predominantly single storey building scales.
- Articulation of building forms and facades achieved through use of asymmetrical plan forms, projecting front rooms, or inclusion of a small front porch.
- Use of simple design detail.
- Pitched roof forms with gable and hipped ends.
- Consistent front and side setbacks that reinforce the distinct spatial rhythm of the street and provide space for landscaping.
- Garages set back towards the rear or side of the dwelling.
- Front fencing constructed from permeable materials that complements the dwelling design and retains the sense of openness in the streetscape.

RECOMMENDED NCO BOUNDARY



SURVEY PHOTOS



EXISTING CHARACTERISTICS

ELEMENT	DESCRIPTION
CONSISTENCY	Building form, siting and scale, low fencing, garden space, period building styles
ARCHITECTURAL STYLE, FORM AND LAYOUT	Mix of semi-detached and detached Victorian, Federation and Interwar terraces and bungalows with minimal Post-war and contemporary infill
BUILDING MATERIALS	Mix of timber weatherboard, brick or rendered brick
ROOF STYLES	Predominantly pitched terracotta / slate gable roof forms, with some iron / steel and hip / cambrel infill
BUILDING HEIGHTS	Predominantly 1 storey with minimal 2 storey infill. Some dwellings comprise attic spaces in roofs
CAR PARK / GARAGES	Nonexistent along the front setback area. Minimal built car-parking structures, where they exist, carports and garages are located behind the dwelling along the side boundary.
ORIENTATION & SITING	Parallel to the street, 7-8m front setbacks and 1-2m side setbacks from both sides.
FRONT FENCING	Mixed materials, predominantly 1.2m high
GARDEN STYLES	Exotic and well established, with mature trees and vegetation
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels with footpaths Formal exotic street tree planting
SUBDIVISION / LAYOUT	Formal grid

RECOMMENDATION

Clarence Street has a high degree of neighbourhood character significance due to the intactness of original buildings within the streetscape, the formal street planting of high canopy trees, and a consistency of building scale, siting and form.

It is recommended that this area be considered for further protection, as current planning policy and controls do not provide adequate protection from the most significant threats to this streetscape, which include buildings that are out of scale and character with original dwellings, prominent garaging in the front setback and inconsistent materials or finishes.

Application of the NCO could also assist in encouraging retention of original dwellings.

D

**ANALYSIS OF CURRENT STATUTORY
CONTROLS**

Detailed design guidance is provided for some specific areas. This includes:

HO sites and sites adjacent to HO sites

Hedgeley Dene Precinct NCO area

Activity centres covered by DDOs

Guidance is provided in relation to a number of neighbourhood character elements including:

- Building height
- Building form
- Building alignment
- Building colours & materials
- Setbacks
- Landmarks, views & vistas
- Carparking structures
- Lot sizes

Remaining areas / majority of areas:

Character element	Existing planning scheme provisions	Further provisions that may be required for residential areas
Use	Zones specify what uses are allowed as-of-right, allowed with a permit or are prohibited. R1Z and MUZ provide mainly for residential uses. MUZ also encourages commercial, industrial and other uses which complement the mixed-use function of the area. The new zones will allow more non-residential uses with less restrictions in the existing R1Z areas, particularly the RGZ if it is applied. Clause 22.02 states that the use of a site should maintain the character of the area.	The zones and Clause 22.02 provide adequate restrictions on uses to manage neighbourhood character in terms of land use. The new zones lessen restrictions about use. The impact on neighbourhood character may be an issue if the RGZ is applied.

Demolition	HO provides a demolition control for buildings of heritage significance.	<p>The character of areas is often derived from older building stock. Demolition controls do not exist for most of the municipality. Applying them throughout the municipality is not possible given the tools available, would be too onerous and is unnecessary since the character of a place may be retained regardless of redevelopment.</p> <p>In significant areas, demolition controls may be desirable where the older dwelling stock is integral to the significance of its character. An NCO could be applied to these areas which cannot prevent demolition, but can include a permit trigger for demolition and ensure demolition does not occur unless the replacement development is appropriate in the character's area.</p>
Building height	<p>ResCode provisions state that building height <i>should</i> not exceed 9m. There is no set maximum height. Buildings above 9m are assessed via the planning permit approvals process or can seek building permit dispensation.</p> <p>Clause 22.02 states that new buildings should not be significantly higher or lower than the surrounding buildings. Development should be of a height and scale consistent with its particular setting and location and generally respect the 1-2 storey built form character of the City's residential areas. Further detail is provided regarding exceptional circumstances where greater building heights are allowed.</p> <p>The new zones provide height limits: 8m mandatory for NRZ, 9m discretionary for GRZ, 13.5m discretionary for RGZ. The Schedule can vary this height, in which case the height becomes mandatory.</p>	<p>More specific detail for building heights could be provided according to character precinct. Some precincts have greater heights such as 2-3 storeys. A local policy could be included that provides guidance about building heights according to character precinct. The new zones allow areas to be specified where variations to ResCode standards can occur.</p> <p>Height limits may be more important in significant areas. Greater control could be provided through the NCO.</p> <p>For significant areas that have a consistent building height, a mandatory maximum height may be warranted. This is not available through the use of the NCO but will be possible through the use of the new zones.</p> <p>Additional guidance on the siting and design of second storey additions could also be provided in a local policy and in NCOs.</p>
Building form	<p>Clause 22.02 aims to maintain the diverse character of the City's building forms, including through the renovation and recycling of existing building and ensure the form of construction respects the character of the area. New buildings are to reflect and complement the character of nearby buildings in the street.</p>	<p>Some further guidance could be provided according to character precinct. This could be provided through the use of a local policy.</p> <p>More detailed guidance is warranted particularly in significant areas. NCOs could be applied to these areas to achieve this.</p>

Building colour & materials	ResCode encourages design detail that responds to neighbourhood character. Clause 22.02 aims to ensure the use of construction materials respects the character of the area and reflect and complement the character of nearby buildings in the street.	Some further guidance could be provided according to character precinct. This could be provided through the use of a local policy. More detailed guidance is warranted particularly in significant areas. NCOs could be applied to these areas to achieve this.
Roofing form & materials	ResCode encourages design detail that responds to neighbourhood character. Clause 22.02 aims to ensure the use of construction materials respects the character of the area. The materials for alteration and additions should match and complement those of the existing building.	Some further guidance could be provided according to character precinct. This could be provided through the use of a local policy. More detailed guidance is warranted particularly in significant areas. NCOs could be applied to these areas to achieve this.
Building alignment	Clause 22.02 states new buildings should be oriented to match the alignment of existing buildings in the street. ResCode states that dwellings should be oriented to front existing and proposed streets.	Existing provisions provide adequate policy to ensure buildings address the street. Further guidance could be provided in policy and NCOs to ensure building alignment, where this is important to the area's character, is protected. Building alignment is an issue in Inner Urban areas and the Victorian and Edwardian significant character areas.
Front setbacks	ResCode provides for a front setback that is an average or 9m, whatever is the lesser, no minimum setback from side street. Clause 22.02 states that setbacks, especially the frontage setback, should be consistent with those of adjoining buildings and parts of the building over 2 storeys and any roof gardens should be setback behind the facade to minimise impacts on the streetscape.	Adequate guidance regarding front setbacks is provided in the planning scheme to ensure the front setbacks reflect the area's character in most cases. More specific detail may be warranted for significant areas. This could be provided using an NCO.
Side & rear setbacks	ResCode allows part of buildings to be constructed on side boundaries. Clause 22.02 states that setbacks should be consistent with those of adjoining buildings.	Further guidance regarding setbacks, particularly side setbacks, would be useful according to character precinct. Most areas have detached dwellings and should not have buildings constructed boundary-to-boundary. Guidance could be provided by character area in a local policy for the majority of areas. Should further control be desired the ResCode standards in the new zones could be varied according to area. Significant areas are likely to require more detailed guidance through ResCode variations. The relevant ResCode standards that may be varied in the NCO and new zones are side and rear setbacks and walls on boundaries.

Site coverage	ResCode provides a maximum site coverage of 60%.	The maximum site coverage provided in ResCode is considered adequate to achieve the preferred character of areas throughout the municipality and significant character areas.
Carparking structures	ResCode makes no allowance for visual implications of carparking structures. Clause 22.02 states that the design, height and location of any proposed new carports and garages should complement both the building on the site and the streetscape, such as if fences are low, carports and garages are not generally to be located in the frontage setback.	Existing policy regarding car parking structures is inadequate. The example provided in Clause 22.02 should be removed because it suggests that car parking structures may be provided in the front setback if fencing is high enough. More detailed guidance is warranted to ensure car parking structures are sited and designed to contribute to the preferred neighbourhood character. A local policy could provide guidance according to character area. Strong guidance could be provided for more significant areas through the use of an NCO.
Hard paving	ResCode maximum of 80% impervious surface.	Reduced paving area may be warranted in some areas with landscape significance.
Front boundary treatment	ResCode discourages high fences and encourages front fences that complement the design of the dwelling and any front fences on adjoining properties. Clause 22.02 states that the design, height and location of any proposed new front fences should complement the building on the site and the streetscape.	Some further guidance could be provided according to character precinct. This could be provided through the use of a local policy. More detailed guidance is warranted particularly in significant areas. NCOs could be applied to these areas to achieve this. An NCO can control fence heights. Where the fencing materials are important, a DDO should be applied.
Garden styles & significant vegetation	ResCode encourages provision of landscaping, where part of neighbourhood character, as well as the retention of existing vegetation. Clause 22.02 states that the design, height and location of any proposed landscaping should complement both the building on the site and the streetscape. Council planners can offer guidance to applicants on species selection etc.	Some further guidance could be provided according to character precinct. This includes building siting requirements to ensure adequate space for planting and guidelines that state on the importance of vegetation for each area, including canopy trees. This guidance could be provided through the use of a local policy. More detailed guidance is warranted particularly in significant areas. NCOs could be applied to these areas to achieve this.
Street planting	Street planting is the responsibility of Council. Non-statutory measures apply.	Through existing street planting programs, Council should ensure that public realm works are in keeping with area's identified neighbourhood character.
Landmarks, views & vistas	Some DDOs include regarding landmarks, views and vistas.	No landmarks, views or vistas have been identified as important to the neighbourhood character in Stonnington so no guidance for these elements is required.

Road treatment	Road treatment is the responsibility of Council. Non-statutory measures apply.	As part of Council's approach to road treatment in the municipality, Council should ensure public realm works are in keeping with the area's identified neighbourhood character.
Open space interface	ResCode encourages observation of adjoining open space. Clause 55 requires development to be laid out to complement the open space.	For areas of significant neighbourhood character adjoining parkland more detailed guidance may be warranted.
Subdivision pattern, lot size & frontage width	<p>Clause 56 deals with residential subdivision and aims to create places with character. Subdivision is to respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.</p> <p>Clause 22.06 states that the subdivision should respect and be consistent with the existing subdivision pattern and should not undermine the character of the surrounding area.</p>	<p>Existing provisions provide adequate policy for the majority of areas in regards to subdivision. Clause 56 specifies that proposals must respond to any site and context features for the area identified in a local planning policy or an NCO. Provision of a local policy regarding the municipality's different character areas and NCOs for significant character areas would be useful. The provision of guidelines specific to the siting and design of new buildings are likely to ensure appropriate outcomes more directly than specific subdivision controls.</p> <p>Some significant areas include pairs of attached dwellings which present to the street as a single built form, consistent with the surrounding streetscapes. The NCOs could provide policy that allows for this pattern to be retained.</p>

E

**OPTIONS FOR STATUTORY
IMPLEMENTATION**

COUNCIL GUIDELINE

Council could resolve to adopt the findings of the Neighbourhood Character Review and the associated design guidelines for use in the assessment of planning applications, but not to proceed further with amending the planning scheme. The advantages of this option are:

- The Council could commence using the guidelines immediately.
- The Council would have the ability to change the guidelines as it wishes.
- No planning scheme amendment would be required.

The significant disadvantage is that the study and guidelines will not be of assistance at VCAT as they would not carry any statutory weight and would therefore not be considered to be of relevance to the consideration of applications without some reference in the planning scheme. In addition, DTPLI actively discourages stand-alone Council policies. Other than as a temporary measure while an amendment was being prepared and exhibited, this option would not be recommended.

MUNICIPAL STRATEGIC STATEMENT

The Municipal Strategic Statement (MSS) provides the Council's strategic rationale and context for all statutory controls introduced into the Stonnington Planning Scheme. Reference to the Neighbourhood Character Study can be included in the MSS, and provide the overarching objectives relating to the protection and management of neighbourhood character in the municipality. The MSS should contain the correct strategy to provide an umbrella to all other related provisions.

LOCAL POLICY

The inclusion of a local policy within the Local Planning Policy Framework (LPPF) provides the highest level of strategic direction, next to the MSS itself, and therefore ensures the Council's objectives and the measures against which all applications will be assessed are clear.

Local policy can serve to provide a set of general considerations that apply to all proposals within residential areas for which a planning permit is required. For each neighbourhood character precinct identified, the Policy could include the key elements of the study outcomes, being the preferred character statements, objectives and design responses.

In recent years, local policy is most often the preferred method of statutory implementation of neighbourhood character studies, for the reasons above. Statutory planners prefer more information in the policy, particularly inclusion of preferred character statements, objectives and design responses. The disadvantage with this approach is that the policy can become quite lengthy and policies regularly need to be updated, particularly where they refer to existing elements and threats.

INCORPORATED DOCUMENTS

Whole or part of the study and/or design guidelines or precinct brochures could be incorporated into the planning scheme and become a statutory document. The incorporated document would then have statutory weight.

The DPCD Practice Note on incorporated and reference documents states that specific planning decision requirements should in most instances be extracted from external documents and included in the scheme as local policy or within a zone or overlay schedule. However, the Practice Note recommends incorporating all or part of documents where they contain lengthy guidelines.

The disadvantage of this approach is that a planning scheme amendment process is required to change any part of the incorporated document. This is cumbersome and time consuming, therefore the contents of the incorporated document must be relatively 'timeless' and not contain information that might become irrelevant or out-of-date readily. Specifically, this might apply to those parts of the brochures that describe the existing character of an area that may change over time.

Potentially it can be impractical having parts of the scheme that carry statutory weight located outside of the scheme as a separate document. Council would need to ensure that hard copies of the document are always in print and available and that it can be accessed from their website.

REFERENCE DOCUMENTS

The Review report and the precinct guidelines could be included as reference documents in the planning scheme (eg in the MSS or Local Policies). The advantage of this option is that it provides some statutory weight to the Review at VCAT. However, DTPLI advice on reference documents is that they are to be considered as 'background' only and should not contain policies or guidelines that assist in determining planning applications. Referencing of the study and guidelines is a sound and proper approach only in conjunction with other statutory implementation mechanisms.

RESCODE & SCHEDULES TO THE RESIDENTIAL ZONES

ResCode is important in that it requires neighbourhood character to be addressed in planning applications as a fundamental consideration, along with any relevant study, such as this Review.

To date, the limitation of ResCode in achieving the recommendations of a neighbourhood character study has been that the provisions apply uniformly to all areas within the same residential zone in a municipality. One of the

benefits of any variations to ResCode standards through the zones is that they affect the relevant regulation in the building system. This means that they are able to affect applications that do not require a planning permit.

Residential 1 Zone

There is currently no capacity in the Residential 1 Zone to tailor the provisions to address design requirements within different parts of a zone. As such, only those neighbourhood character objectives that are general in nature and are relevant to all areas could be implemented through a variation to ResCode standards.

Mixed Use Zone

The recently updated Mixed Use Zone allows for more detailed information to be included in schedules, such as specific neighbourhood character requirements for different parts of the municipality. This could include:

- Objectives (e.g. including design objectives, preferred character statement)
- Variations to ResCode standards, such as setbacks, site coverage or landscaping requirements
- Limitation to building heights
- Application requirements
- Decision guidelines

New Residential Zones

The new Residential Zones, however, offer significant potential to implement a range neighbourhood character objectives and controls across the municipality. They will enable the desired scale of development to be more effectively identified and future preferred character to be more clearly specified.

The new zones and the possibility for multiple schedules for each zone allow different controls to be applied to different areas. The zones also allow for more ResCode standards to be varied, like the recently amended Mixed Use Zone.

The following ResCode standards can be varied in the different zones:

ZONE	RESIDENTIAL 1 ZONE	MIXED USE ZONE	NEW ZONES
Minimum street setback (A3/B6)	✓	✓	✓
Building height (A4/B7)	✓	✓ (applies to all development, not just dwellings & residential buildings)	✓
Site coverage (A5/B8)	✓	✓	✓
Permeability (A6/B9)	✗	✓	✓
Landscaping (B13)	✗	✓	✓
Side & rear setbacks (A10/B17)	✓	✓	✓
Walls on boundaries (A11/B18)	✗	✓	✓
Private open space (A17/B28)	✓	✓	✓
Front fence height (A20/B32)	✓	✓	✓

The new zones allow for more specific information to be included within their schedules, similar to the Mixed Use Zone. This includes:

- Variations to ResCode standards, such as setbacks, site coverage or landscaping requirements
- Limitation to building heights
- Application requirements
- Decision guidelines

For those areas highly sensitive to change, where subdivision or medium density housing are of concern, the Neighbourhood Residential Zone (NRZ) could be applied to restrict development. The NRZ caters specifically for areas of significant character.

The General Residential Zone offers some degree of change in character and residential density, and the Residential Growth Zone would enable substantial change in character and increased densities.

OVERLAY CONTROLS

The VPP Practice Note 'Using the Neighbourhood Character Provisions in Planning Schemes' discusses the overlay controls that could be used to protect areas of neighbourhood character significance.

As noted, it is uncertain how the new residential zones might change the role of existing overlays. For example, a Neighbourhood Residential zone might replace areas subject to the Neighbourhood Character Overlay, with a schedule containing the same requirements.

A **Design and Development Overlay** (DDO) requires that a permit be obtained for all development within the area covered (some types of development can be exempted). It ensures the implementation of the detailed guidelines in the consideration of all development in that area. A DDO can control elements such as height, setback, site coverage, fences

and development within a certain distance of tree trunks. It cannot control demolition of buildings, nor removal of trees.

The DDO should only apply to small areas where a high degree of change is anticipated and specific design outcomes are desired. This may be applicable to areas around activity centres or along the transport corridors identified in the MSS for higher density housing, or to large redevelopment sites.

The DDO may also be required to address the height and design of fences where this is a particular concern as this is not possible through the Neighbourhood Character Overlay.

The **Neighbourhood Character Overlay** (NCO) provides the opportunity to assess all applications for new dwellings or demolition within an area. The ResCode schedule can be modified to suit the requirements for the particular NCO area and tree removal controls can be introduced.

The NCO should be applied to small, well-defined areas where there is strong justification for additional controls of this nature.

A **Vegetation Protection Overlay** (VPO) or **Significant Landscape Overlay** (SLO) can require a permit for removal of trees; and it can apply to all trees, trees over a certain trunk diameter or height or to native, indigenous or exotic vegetation. In order for a VPO or SLO to be justifiable, the vegetation or landscape must be demonstrated to be of significance to the character of the area.

It should be noted that the new residential zones do not include provisions relating to vegetation, therefore these overlays may still be required in areas where vegetation is a key character element.