

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S

31/07/2018
VC148

Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1R

31/07/2018
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Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

15.01-1L-01 Urban design and built form outcomes

26/05/2022
C354boro

Objective

To achieve high quality urban design and built form outcomes which enhance streetscapes, maintain amenity and cater to a diversity of user needs.

Strategies

Facilitate development that sensitively manages its various interfaces.

Design buildings and their internal layout to maximise passive surveillance, engagement and safety within the public realm.

Provide continuous weather protection canopies within activity centres and adjacent to commercial premises to ensure sheltered and comfortable pedestrian environments.

Design development to be responsive to existing streetscape patterns and themes.

Provide landscaping as an integral part of the overall design of development.

Design development to contribute positively to streets and laneways as high quality public spaces including their amenity and appearance.

Site and design service areas (and other utility requirements) of buildings to face the private domain where possible or to be fully screened from the public realm.

Design development so that is accessible for people with all abilities.

Policy documents

Consider as relevant:

- *Balwyn Access Plan* (City of Boroondara, June 2013)
- *Neighbourhood Centres and Commercial Corridors Guidelines* (City of Boroondara, 2014)
- *West Hawthorn Urban Design Framework* (David Lock Associates, 2006)

15.01-1L-02 Neighbourhood centres and commercial corridors built form

26/05/2022
C354boro

Policy application

This policy applies to all land within the neighbourhood centres and commercial corridors identified in Map 1 at Clause 11.03-01L.

This policy does not apply to the:

- Camberwell Junction Activity Centre.
- Glenferrie Activity Centre.
- Kew Junction Activity Centre.
- West Hawthorn Area.
- Tooronga Village.

Objectives

To achieve excellence in design and high quality, contemporary architecture that efficiently utilises the site, enhances the character of the centre or corridor and actively engages with the public realm.

To ensure development is designed to provide for the amenity of future occupants of the development and does not detrimentally impact of the amenity of adjoining residential properties.

To ensure the functionality, amenity and character of streets and laneways are protected and enhanced.

Strategies

Facade articulation and detailing strategies

Facilitate façade articulation and design treatments that:

- Maintain the fine grain shop front patterns of existing retail and commercial premises.
- Distinguish recessed upper level built form from the main building façade.
- Provide variation to surface alignment and materials to create visual interest.

Provide active ground level frontages to facilitate interaction and engagement at street level.

Provide architectural detailing that accentuates prominent corners at key intersections or other places of community significance.

Ensure that the combined effect of the height, setbacks and design treatment of new buildings do not dominate a heritage place on or adjoining the site.

Provide external lighting that enhances the architectural features of the building and complements lighting in the public domain without causing unreasonable off-site amenity impacts.

Avoid blank side walls and design visible faces of buildings to be articulated and visually interesting with a mixture of materials and finishes.

Integration with the primary and side street frontage, and public realm strategies

Allow the upper levels of buildings to cantilever over a ground floor setback if the projection extends no further than the property line, is cantilevered (with no columns).

Site and design ramps or steps to be contained within the building or property boundary where they are necessary.

Support ground floor dwelling entries that are distinct and subordinate to the ground floor retail/commercial frontage.

Avoid disrupting the retail/commercial frontage of key retail environments by providing secondary pedestrian access to upper level building spaces (e.g. to shop-top dwellings) from side streets or rear laneways.

Facilitate ground floor residential entries on corner sites, to be located on the side street rather than the primary retail/commercial frontage.

Design ground floor frontages without windows to be well articulated with materials and finishes that are durable, do not stain easily, weather well over time and are resilient to wear and tear.

Design residential premises at upper levels to face streets and laneways.

Avoid service spaces (storerooms, toilets, lifts, garages, plants and equipment) and windowless activities (e.g. cinemas) from being located at the ground floor along street frontages.

Provide street setbacks for developments that complement the street setbacks of a heritage place on or adjoining the site.

Integration with the primary and side street frontage, and public realm policy guidelines

Consider as relevant:

- Maintaining a minimum clearance of 3.5 metres above a footpath or 4.5 metres above a vehicle accessway for any cantilevered element.
- Ensuring the minimum extent of transparent glazed windows or doors along ground floor frontages onto a street (calculated on a per building basis) is 75 per cent in the Commercial 1 Zone.
- Limiting the length of any part of the ground floor frontage without windows to 10 metres.

Weather protection to footpaths strategies

Support the incorporation of weather protection for pedestrians along street frontages in the form of verandahs, awnings or canopies over the footpath.

Design verandahs to achieve continuous unbroken pedestrian weather protection.

Design verandahs as integral parts of the building and architectural features that complement the façade and streetscape.

Cantilever verandahs so that they avoid obstructive post/columns or perceived privatisation of the public domain.

Ensure that on sloping sites, verandas step down to follow the slope of the street and the junctions are designed to provide continuous weather protection without gaps in coverage at the level changes.

Weather protection to footpaths policy guideline

Consider as relevant:

- Maintaining a minimum clearance of 3.5 metres above the footpath level and 0.75 metres from the back of kerb for any verandah, awning or canopy.

Laneways strategies

Avoid ground level setbacks along laneways, unless the same setback can be provided on adjoining properties to create a consistently wider, accessible and attractive laneway.

Continue the surface materials of adjoining laneways in the design of any ground level setbacks to the laneway so they read as parts of the public realm.

Avoid unenclosed ground level setbacks for rubbish and recycling bins, loading bays and service/utility areas fronting onto laneways.

Conceal waste and recycling facilities within secure dedicated enclosures that are integrated into the design of the building.

Minimise buildings and works encroaching into laneways.

Upper level setbacks

Maintain and enhance the intimate environment of service lanes by setting built forms at upper levels back from the service lane.

Design development to reduce the visual bulk towards laneways.

Abutting residential zones strategies

Support development that contributes to an improved interface between the neighbourhood centres and the established residential areas through the provision of recessed and articulated development and an appropriate scale.

Avoid windows and balconies overlooking private open space or habitable rooms on the opposite side of the service lane.

Abutting residential zones policy guideline

Consider as relevant:

- Minimising overshadowing of photovoltaic panels or solar hot water collectors located on the roof top of adjoining dwellings within a Residential Zone, between 9am and 3pm at the September equinox.

Vehicular access to sites strategies

Provide all vehicle access from service lanes if a site abuts a service lane and avoid the creation of driveway crossovers from other streets unless:

- The service lane is too narrow for vehicular entry and cannot be widened as part of the development proposal, or
- The traffic volume generated by the development would exceed the capacity of the service lane, as determined by a qualified independent traffic engineer and Council's engineers.

Provide car parking in basements where feasible, and to the rear of properties where laneway access is available.

Pedestrian entries from service lanes strategies

Avoid pedestrian access from service lanes where:

- The pedestrian access interferes with the servicing functions of the lane for other properties.
- Bluestone pavers or other uneven pavements of the service lane prevent access to the entry by people with limited mobility.
- There is no public lighting to the service lane between the street and the proposed entry, and the new development cannot provide for new lighting along this length.

Support secondary pedestrian entries along service lanes where safe and practical, and where a service lane abuts car parking or public open space, to increase activity and connectivity.

Links and extensions of service lanes strategy

Design development to provide setbacks that allow for the removal of laneway dead ends and facilitate vehicular through-links. The alignment, width and paving of the service lane should be continued through any such lane extensions.

Frontages onto public open space strategies

Support developments using any lane or other public right-of-way located between the subject site and the adjoining public open space as a second street frontage.

Allow the use of an existing public open space pathway along the shared boundary for pedestrian access to entries of adjoining properties if:

- Doors and gates do not swing open into the path.
- The path width is able to accommodate the pedestrian and bicycle volumes that may be generated by the development.

Shared side and rear boundaries strategies

Encourage the following design outcomes when the subject site does not abut or adjoin a Residential Zone:

- Zero lot lines along shared side and rear boundaries for walls without habitable room windows unless the adjacent property includes dwellings with their primary or secondary outlook orientated towards the subject site.
- Where blank side walls will be visible from the public realm, visual interest should be provided through the use of varied materials or finishes.

Overshadowing and overlooking strategy

Minimise the impacts of overshadowing and overlooking on the amenity of adjoining residential properties and habitable room windows.

Policy document

Consider as relevant:

- *Neighbourhood Centres and Commercial Corridors Guidelines* (City of Boroondara, 2014)

15.01-1L-03 Signs

26/05/2022
C354boro

Policy application

This policy applies to all applications for signs, other than in a Heritage Overlay.

Objectives

To ensure signage is sensitively integrated into use and development and streetscapes.

To ensure the extent, design and location of signage does not result in unreasonable character or amenity impacts on adjoining properties or public open space, including through illumination.

To ensure the number of signs reflects the nature and intensity of the land use of the area.

General Strategies

Remove unnecessary or inappropriately located signs when a new sign is installed.

Ensure the type and number of signs reflects the centre's role and function within the City's hierarchy of activity centres.

Limit signage to what is necessary to identify the use or premises and present as an orderly display.

Discourage V-board signs erected on the verandah or awning in all centres.

Discourage signs above verandah level, unless on a building feature that has been designed to accommodate such signs.

Discourage large supporting frameworks for signs and illumination.

Ensure signage on a side wall does not dominate a building or obscure views of signs on adjacent sites.

Ensure wall signs do not cover architectural features or detailing of a building and are sized in proportion with parapets, panels, windows and wall areas.

Confine small promotion signs to the advertising of products or services provided from the premises in an orderly display.

Support non-illuminated, innovative signs (including mural and model type signs), that enhance the shopfront presentation and promotion, above verandah level, where the signage is in scale with the building and presents an orderly display in the streetscape.

Locate signs so that they do not hinder a view to ground level display windows.

Ensure signs are positioned and designed to fit within any spaces created by architectural elements on the host building.

Position signs so that they are not above a side wall or where the sign could obscure architectural features of the host building.

Minimise the number of signs needed to convey multiple messages and multiple occupancies.

Ensure illuminated signs do not cause light spill or glare onto residential areas and public open space.

Ensure signs are not installed on the upper level façade where no, or limited numbers, of signs are in this location.

Ensure signs on the parapet are positioned in the same location as on adjoining, or nearby shops of the same or similar height.

General policy guidelines

Consider as relevant:

- Limiting signage to one or two signs when needed to convey multiple messages and multiple occupancies.
- Ceasing illumination of signs beyond 10pm where facing a residential area or open space.
- Limiting permanent signs on display windows of retail premises so they do not cover more than 25 per cent of the display window.
- Avoid locating signage on walls facing residential areas or public open space (see Figure 1 below).



Figure 1 - Location of signs on walls facing residential areas

- Locating signage on the ground level façade in keeping with Figure 2 below, where appropriate on the host building.

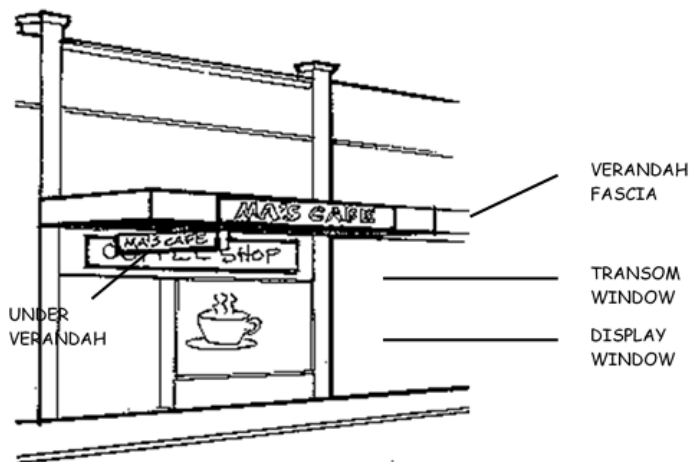


Figure 2 - Location of ground level signs

- Locating signs on the upper level façade to match Figure 3 below, where appropriate on the host building.

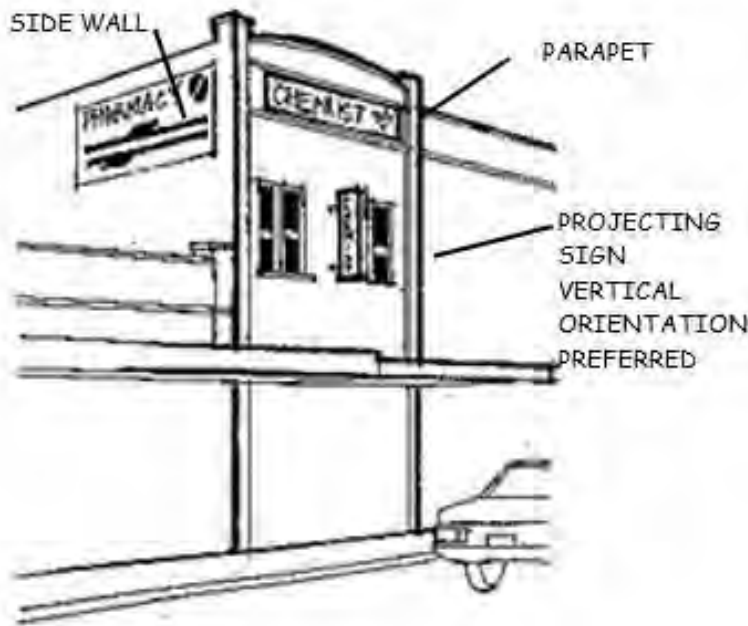


Figure 3 - Location of upper level signs

Camberwell Junction, Kew Junction and Glenferrie Activity Centres signage strategies

Encourage illuminated signs (particularly non-flashing, neon tubular art signs) and electronic signs that add vitality to the centre or create a safer and brighter environment at night, at ground level, unless the premises faces a residential area or public open space.

Ensure sky signs, electronic signs, high wall signs and projecting off-wall signs on upper façades respect the architecture of the building and surrounding neighbourhood character and do not result in amenity impacts to adjoining residential properties or public open space.

Discourage reflective signs, flashing lights and bunting.

Support wall signs being externally illuminated (floodlit), provided light fittings are unobtrusive.

Ensure projecting signs above the verandah are vertical in proportion (i.e. their height is greater than their width) and located between the window head and the window sill on two-storey buildings.

Locate animated signs associated with creative neon tube signs or continuous message signs as part of window displays.

Limit the use of neon tubing to define the outline of a building or one building element in one colour (appropriate to the area).

Ensure sky signs are architecturally integrated with the host building.

Camberwell Junction, Kew Junction and Glenferrie Activity Centres signage policy guideline

Consider as relevant:

- Limiting the area creative neon script or metal work signs occupy to a rectangle less than 10 square metres.

Neighbourhood centres signage strategy

Discourage animated signs, electronic signs, reflective signs, flashing or running lights, sky signs, panel signs, major promotion signs, high wall signs, bunting and banner signs in neighbourhood centres.

Commercial corridors signage strategies

Encourage the use of a directory board to identify the name of estates and their occupants.

Ensure signs for units of a multi-occupancy building are of a uniform shape, size and presentation and displayed in similar locations.

Support the provision of projecting signs in multi-occupancy buildings where they are a vertically orientated rather than horizontal.

Commercial corridors signage policy guidelines

Consider as relevant:

- Allowing a maximum of two signs to identify the name of estates and their occupants where necessary.
- Limiting signs on multi-occupancy buildings to one per occupancy.
- Limiting projecting signs to one per occupancy.

Residential and other non-commercial areas signage strategies

Ensure signs do not dominate the street.

Ensure signs are located within the boundary of the site, single faced and parallel or at right angles to the street.

Discourage above verandah signs, flashing or running lights and reflective signs.

Residential and other non-commercial areas signage policy guidelines

Consider as relevant:

- Ensuring freestanding signs for medical centres and similar non-residential uses are low profile with a maximum height of 2 metres if located adjacent to a Road Zone, Category 1 or otherwise 1.5 metres if in a residential zone.
- Allowing only one identification sign per street frontage.

Major promotion and promotion panel signs strategies

Encourage major promotion, promotion and panel signs within activity centres on land adjacent to a Road Zone, Category 1 where they are consistent with the character of the centre.

Avoid major promotion, promotion or panel signs being displayed on, above, or across a Road Zone, Category 1.

Minimise the projection of promotion, major promotion or panel signs into a local road reserve.

Ensure signs complement the architectural lines of the building and the wall and do not dominate a building or a wall.

Major promotion and promotion panel signs policy guideline

Consider as relevant:

- Limiting promotion, major promotion or panel signs to one per wall, per premises where located adjacent to a Road Zone, Category 1 in an activity centre, neighbourhood centre or commercial corridor (see Figure 4 below).

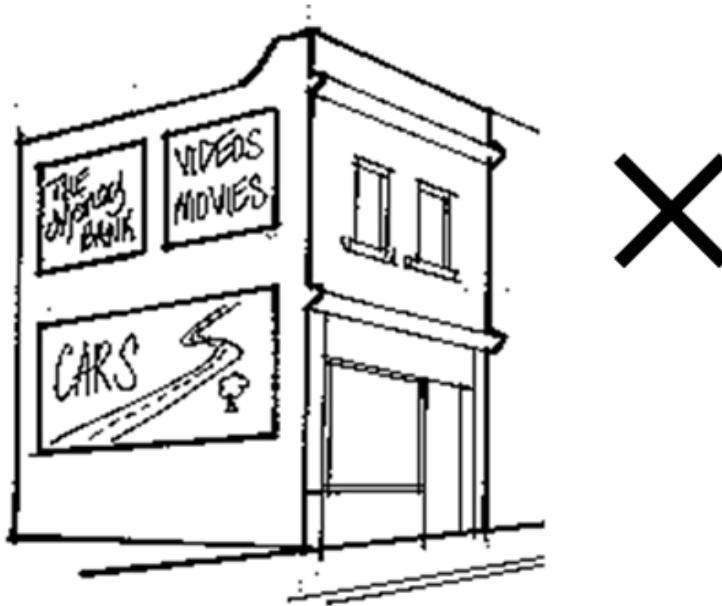


Figure 4 - Location of major promotion signs

Illuminated signage (includes floodlit signs) strategies

Restrict illuminated signage to the following locations:

- Suspended under the verandah or cantilevered over the footpath at standard awning level (internally illuminated).
- On the display window (generally neon type).
- On the parapet or upper façade (externally illuminated or floodlit).

Discourage illuminated signage on the upper façade of buildings with significant architectural or heritage features, unless with floodlighting. This should generally only be supported in Camberwell Junction, Kew Junction and Glenferrie Major Activity Centres.

Freestanding signs strategies

Discourage freestanding signs (including pole signs) unless the pole, freestanding or pylon sign is located within the setback area and the number of pole signs is limited to one per frontage.

Discourage pylon signs (freeway signs).

Limit further freestanding signs to directional signs at a height easily read by motorists, located within the site boundaries.

Stand-alone retail premises strategies

Locate signage on the main building or canopy.

Confine signs to non-residential street frontages.

Discourage bunting signs, above verandah signs, sky signs, reflective signs and flashing lights in favour of clear, concise signs on the wall or canopy of the building or a pole sign.

Discourage promotion, major promotion and panel signs on stand-alone premises.

Stand-alone retail premises policy guideline

Consider as relevant:

- Limiting pole, freestanding or pylon signs to one per frontage.

15.01-2S

10/06/2022
VC216

Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-3S

10/06/2022
VC216

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.

Policy documents

Consider as relevant:

BOROONDARA PLANNING SCHEME

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S

31/07/2018
VC148

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4R

31/07/2018
VC148

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

DRAFT 15.01-5L Neighbourhood character - Boroondara

Policy application

This policy applies to applications for development in the Neighbourhood Residential, General Residential and Residential Growth zones, and the variations or removal of a covenant or restriction on title in those zones, except for land within:

- Design and Development Overlay Schedule 1 (Willsmere Design and Development Area)
- Design and Development Overlay Schedule 2 (Willsmere Historical Building Design and Development Area)
- Design and Development Overlay Schedule 12 (West Hawthorn Area)
- Design and Development Overlay Schedule 14 (Kew Junction Activity Centre)
- Design and Development Overlay Schedule 15 (Glenferrie Activity Centre)
- Design and Development Overlay Schedule 16 (Neighbourhood Centres)
- Design and Development Overlay Schedule 17 (Commercial Corridors)
- Design and Development Overlay Schedule 23 (Maling Road Built Form Design Guidelines)
- Development Plan Overlay Schedule 3 (Kew Residential Services).
- [Development Plan Overlay Schedule 4 \(442-450 Auburn Road and 9 Bills Street, Hawthorn\)](#)

This policy does not apply to land zoned GRZ4 located within activity centre, neighbourhood centre or commercial corridor boundaries.

This policy does not apply to an application if approval is solely required under any of the following overlays:

- Environmental Significance Overlay
- Vegetation Protection Overlay
- Significant Landscape Overlay
- Heritage Overlay
- Design and Development Overlay Schedule 31 (Yarra (Birrarung) River Protection Corridor)
- Land Subject to Inundation Overlay
- Special Building Overlay
- Public Acquisition Overlay
- City Link Project Overlay.

Objective

To ensure development retains and enhances the key character attributes that contribute to a precinct's preferred character.

General strategies

Maintain the City's valued residential visual amenity including landscaped settings and leafy streets.

Avoid the loss of mature trees and gardens and ensure development provides adequate space for new vegetation, particularly canopy trees.

Ensure in all areas except General Residential Zone Schedule 4 that development respects, responds to and makes a positive contribution to the precinct's preferred character.

General policy guidelines

Consider as relevant:

Where sites are also affected by a Heritage Overlay, designing development to meet policy at 15.03-1L and requirements at 43.01 in preference to the preferred neighbourhood character in relation to the following:

- The siting, form and extent of visibility of extensions constructed to ‘significant’ and ‘contributory’ graded buildings.
- The siting of car parking facilities.
- The height of front fences.

Neighbourhood Residential Zone Schedule 3

Objectives

To provide for development that maintains the spacious character including the consistent spine of backyards and low site coverage.

To ensure development responds to the smaller lot sizes, narrower side setbacks, smaller front and rear gardens and higher site coverage of some inner urban areas.

Strategies

Set development back from the front, side and rear boundaries, consistent with the preferred character of the precinct.

Site development to retain an area of open space to the rear of the dwelling that is capable of accommodating canopy trees.

Avoid attached dwellings set one behind the other that provide no visual separation between built forms.

Design upper storeys of dwellings at the rear of lots to be recessive and have a reduced footprint to the ground floor.

Neighbourhood Residential Zone Schedule 1 and General Residential Zone Schedule 1

Objectives

To provide for development that respects the suburban, detached character.

To enhance the precincts’ sense of greenery and open feel.

Strategies

Set development back from front, side and rear boundaries to maintain a sense of separation between buildings.

Encourage development to retain space for canopy trees in front and rear gardens.

Provide private open space for each dwelling at ground level.

Articulate development to reduce visual bulk impacts on adjoining properties.

Design multi-dwelling developments to read as a single detached dwelling from the street.

Avoid continuous building mass for the length of a property by providing upper level separation between dwellings and varying surface alignment and materials within continuous wall planes.

Discourage apartment style developments, unless they are part of the character of the immediate area.

Policy guideline

Consider as relevant:

- Encouraging development of up to 2 storeys.

General Residential Zone Schedule 2 and 3

Objective

To facilitate development that integrates with and complements the varied scale and type of development in the precinct.

Strategies

Design building facades to be consistent with those that are characteristic of the streetscape.

Set development back from the front, side and rear boundaries, consistent with the preferred character of the precinct.

Provide a transition in building scale and setbacks to residential properties located within the Neighbourhood Residential Zone 3 and public open space areas.

Design and site development adjacent to a property in an individual Heritage Overlay fronting onto the same street so that it provides for a transition in scale and does not detrimentally impact the heritage significance of the place.

Policy guidelines

Consider as relevant:

- To facilitate development up to three storeys.
- Ensuring that building facades are no more than 2 storeys high to the street frontage, unless higher front facades are a consistent characteristic of the streetscape.

General Residential Zone Schedule 4

Objective

To allow for development to occur at greater height and density than the surrounding area without detrimentally impacting on the preferred character of the precinct.

Strategies

Ensure development around the perimeter of ‘super-sized lots’ is consistent with and reinforces the precinct’s preferred character.

Support increased building heights within a site where the increased height will not adversely impact the precinct’s preferred character.

Provide landscaped setbacks around the perimeter of the site.

Residential Growth Zone Schedule 1

Objective

To facilitate a diversity of housing types.

Residential Growth Zone Schedule 1

Strategies

Set development back from front, side and rear boundaries consistent with the preferred character of the precinct.

Provide a transition in building scale and setbacks to residential properties located within the Neighbourhood Residential Zone Schedule 3 or public open space areas.

Design and site development adjacent to a property in an individual Heritage Overlay fronting onto the same street to provide a transition in scale and not detrimentally impact the heritage significance of the place.

Policy guidelines

Consider as relevant:

- Ensuring that buildings are composed of facades that are no more than 3 storeys high to the street.

Variation or removal of a covenant or a restriction on title objective

To ensure the variation or removal of a covenant does not adversely impact a precinct's preferred character.

Variation or removal of a covenant or a restriction on title strategies

Discourage the removal of single dwelling covenants.

Ensure the removal or variation of a restriction does not facilitate development that will adversely impact the precinct's preferred character including but not limited to building materials and dwelling setbacks.

Subdivision objective

To ensure residential subdivision reinforces the precinct's preferred character.

Subdivision strategies

Discourage subdivisions without approved buildings that create lots smaller than those in the surrounding area.

If a subdivision proposes the creation of lots that do not contain an existing or approved dwelling:

- Ensure subdivision is consistent with the prevailing pattern of subdivision within the street and surrounding precinct.
- Ensure that appropriate siting and context, including space for canopy tree planting within front and rear setbacks, are maintained where this forms part of the preferred character of the precinct.
- Discourage the subdivision of lots where this would result in frontage widths that would be inconsistent with the prevailing frontage widths in the streetscape.

Ensure subdivisions that propose the creation of lots not containing an existing or approved dwelling, the location and size of future dwellings will maintain and enhance the identified elements that make a positive contribution to the preferred character of the precinct, including:

- Setbacks from existing and proposed boundaries.
- Setbacks from existing vegetation, including the tree protection zone for trees to be retained.
- Site coverage.
- Location of car parking and car access (including on-street parking).
- Location and dimensions of secluded private open space.

Ensure that future development of lots not containing an existing or approved dwelling can provide adequate:

- Natural daylight to neighbouring habitable windows.
- Solar access for proposed private open spaces.

Locate vehicle crossovers to provide adequate distance from street trees/poles/hydrants in accordance with any approval issued by Council's Engineering Department.

Ensure that future development of lots not containing an existing or approved dwelling:

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- Allows for the retention of existing canopy trees where the total circumference of all stems measured at 1.5 metres from the ground equals or is greater than 1.1 metres.
- Protects trees within 3 metres on neighbouring properties.

Subdivision policy guideline

Consider as relevant:

- Not supporting the subdivision of land unless it is accompanied by an application for buildings and works, or follows the approval of buildings and works on the site.

Policy documents

Consider as relevant:

- *Neighbourhood Character Precinct Statements* (City of Boroondara, 2013)
- *Single Dwelling Covenant Policy* (City of Boroondara, December 2019)

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Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.