

22.07 NEIGHBOURHOOD CHARACTER POLICY

09/10/2014
C199

This policy applies to the following applications within residential zones:

- Multi-dwelling development.
- Single dwelling development on lots of less than 500 square metres.
- Land subdivision.
- The variation or removal of covenants and restrictions on land titles.
- All other planning permit applications in residential areas, including discretionary uses, but excluding proposals requiring planning approval solely because of their location in heritage areas.

22.07-1 Policy basis

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The Municipal Strategic Statement recognises the City's high quality residential environment. New development should provide creative and site responsive design solutions.

The Neighbourhood Character Study Precinct Statements 2013 was commissioned to systematically quantify and define the characteristics of the various residential neighbourhoods in the City, and to thus provide a better basis for the management of redevelopment in these areas.

Neighbourhood Character Statements have been prepared which provide information on the key character elements for every residential area in the City.

22.07-2 Objective

19/01/2006
VC37

To encourage design solutions which enhance and respond positively and creatively to the existing neighbourhood character of residential areas in the City.

22.07-3 Policy

09/10/2014
C199

It is policy that:

- If a neighbourhood character and site description is required in accordance with Clause 54 or Clause 55 or a site and context description is required in accordance with Clause 56:
 - The relevant Neighbourhood Character Study Precinct Statement be considered.
 - The design responds to the identified landform.
 - The design responds to existing land uses.
 - The creation of more than one lot respects the prevailing subdivision patterns of the street.
 - Newly created lots respect the prevailing frontage widths of the area.
 - Development takes account of established traffic characteristics of the area and does not add to identified traffic conflicts.
 - The design takes advantage of views without detriment to the views from neighbouring properties.
 - The proposed development be cognisant of the types of housing in the area.

- Fences exposed to the street be constructed of a material and to a height which reflects the established characteristics of properties within 100 metres adjoining and opposite the site.
 - A landscape plan be submitted and reflect the garden character of the area.
 - The landscape plan identifies, retains and protects as much existing significant vegetation on the site as possible.
 - The landscape plan shows new canopy trees and other vegetation characteristic of the neighbourhood.
 - Development complements the existing building styles in building and roofing materials, massing, roof forms and detailing.
 - The design be respectful of, but not necessarily replicate, the prevailing building style of the neighbourhood.
 - The scale of new buildings or additions complements the prevailing building scale of the area.
- If a neighbourhood character and site description is not required in accordance with Clause 54 or Clause 55 or a site and context description in accordance with Clause 56 then in addition to the above policies:
- New streets conform to the road construction characteristics elsewhere in the area.
 - New developments reduce overhead wiring through underground connection.
 - Footpaths be replaced or repaired to the satisfaction of Council in a design and of materials consistent with the predominant detailing in the immediate neighbourhood.
 - Crossings and kerbs be replaced or repaired to the satisfaction of Council in a design and of materials consistent with the predominant detailing in the immediate neighbourhood.
 - Reduction in the area of nature strips be minimised in the design of access. The prevailing shape, size and planting of nature strips should be taken into consideration.
 - The availability of on-street parking and the width of local streets be taken into consideration.
 - All on-site visitor spaces be accessible at all times.
 - No street tree be removed as part of a site redevelopment without the written permission of Council.
 - Any replacement tree be nominated by Council.

22.07-4

Policy references

09/10/2014
C199

City of Boroondara Neighbourhood Character Study Precinct Statements, 2013

City of Boroondara Neighbourhood Character Study Methodology and Implementation Report, 2013

City of Boroondara Neighbourhood Character Assessment, 1996

City of Boroondara Neighbourhood Character Statements, 1996

City of Boroondara Character Response Form, 1999