

22.13

13/08/2009
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RESIDENTIAL BUILT FORM POLICY

This policy applies to the Residential 1 Zone in areas not covered by a Heritage Overlay and refers to the Built Form Character Type as set out in the Built Form Character Maps in Clause 21.08.

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Policy Basis

Yarra has a range of residential built form types. There are ‘urban’ residential areas that present uninterrupted terraced frontages to the street, often with little or no front setback. Other inner areas, while still predominantly small in lot size, present a more suburban appearance with modest front setbacks, often with cottage front gardens and small gaps between buildings. In Fairfield and Alphington, there is a more spacious, garden character, with generous front and side setbacks and large back yards, and a profusion of vegetation. The large public housing estates provide a contrasting built form character of apartment buildings set in landscaped grounds.

These residential areas represent a highly valued aspect of Yarra's inner city location both in terms of the built form of the areas and the associated community life.

The policy addresses built form issues that are referred to in Clause 19.03 of the State Planning Policy Framework and builds on the MSS objectives relating to maintaining and reinforcing the preferred character of residential areas.

Council has undertaken a built form study to determine desirable built form outcomes for all areas of the Municipality that are not covered by the Heritage Overlay. Under the Study, built form is related to the main structural elements of the City, being the Yarra River Corridor, the Residential Areas, the Non Residential Areas and the Transport Corridors. This policy addresses built form in the Residential Areas and is one of a series of controls which implements the findings of the Study.

Based on survey, the Residential Areas are categorised into the built form character types listed below. The locations of these areas are set out in the Built Form Character maps in Clause 21.08 – Neighbourhoods.

Built Form Character Type

- Garden Suburban Residential
- Inner Suburban Residential
- Urban Residential
- Residential in Grounds (Public Housing Estates)

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Objectives

- To limit the impact of new development on surrounding land, particularly on low rise residential areas.
- To respond to and strengthen the distinct character of different parts of Yarra.

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Policy

It is policy that development within each of the character types responds positively to the matters set out in Clauses 22.12-3.1 to 22.12-3.4 referable to the location of the development.

22.13-3.1

Garden Suburban Residential

Residential areas with spacious garden settings and generous setbacks and spaces between buildings.

Design Response

- Maintain the existing pattern of front setbacks.
- Landscape the front setback in a style that reinforces the garden character of the streetscape.
- Provide a setback on at least one side of the building.
- Where the general pattern of development includes side setbacks on both sides of buildings, replicate this characteristic.
- Orient buildings at right angles to the street frontage, unless the pattern of development is to site buildings at an angle.
- Provide front fencing that matches the character of the fencing in the street (eg with an open fence or a very low, solid fence).
- Maintain the existing scale of development, which is generally one or two storeys.
- On single house sites in areas with generally consistent building heights, limit variations in height to a maximum of one storey compared to the adjacent properties.
- Accommodate second storey extensions, or second storeys of new buildings, within an envelope that maintains the low, horizontal form of existing dwellings.
- Retain sufficient open space in the backyard to plant a tree with a high and spreading canopy.

22.13-3.2 Inner Suburban Residential

Built form dominated residential areas with small gardens (if any) and minimal front and side setbacks.

Design Response

- Maintain the existing pattern of front setbacks.
- Landscape the front setback in a style that reinforces the garden character (if any) of the streetscape.
- Where the general pattern of development includes gaps between buildings, include a setback on at least one side of the building.
- Orient buildings at right angles to the street frontage.
- Provide front fencing that is open (unless the building is zero front setback).
- On single house sites in areas with generally consistent building heights, limit variations in height to a maximum of one storey compared to the adjacent properties.

22.13-3.3 Urban Residential

Built form dominated residential areas with mostly no front and side setbacks.

Design Response

- Maintain the existing pattern of front setbacks (zero front setback often includes ground floor verandah insets).
- Where the general pattern of development includes gaps between buildings, include a setback on at least one side of the building.
- Orient buildings at right angles to the street frontage.
- On single house sites in areas with generally consistent building heights, limit variations in height to a maximum of one storey compared to the adjacent properties.

22.13-3.4 Residential in Grounds (Public Housing Estates)

Separate enclaves of residential development set in extensive grounds.

Design Response

- Re-connect former public streets through the estate, where safe and practicable.
- Redevelop public street frontages with buildings that address the street, including locating front doors and mail boxes on the street frontage where possible.
- Overlook the street with windows and attractively designed building frontages.
- Maintain line of sight between windows and the street.
- Use front fences that allow views into the site from the street.