

22.23 NEIGHBOURHOOD CHARACTER POLICY

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This policy applies to development (including subdivision) and works in residential zones.

This policy does not apply to land used for an Institutional Use listed in clause 22.16.

22.23-1 Policy basis

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Character is the interplay between built form, vegetation and topography in the public and private domains, which distinguishes one place from another. All residential areas have neighbourhood character. This policy aims to improve residential design and strengthen neighbourhood character in Stonnington. Encouraging proposals to respect existing or contribute to an area's preferred neighbourhood character is a fundamental principle of good planning and design.

The policy implements the findings of the Stonnington Neighbourhood Character Review (2013 with 2014 addendum) which identifies the preferred neighbourhood character of the residential areas in Stonnington, and ways to retain and enhance neighbourhood character.

22.23-2 Objectives

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- To ensure that development (including subdivision) and works contribute to the preferred character of the area.
- To ensure that development (including subdivision) and works reflect the intention of the statement of preferred neighbourhood character and design guidelines for each precinct.

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When assessing proposals it is policy to take into account the statement of preferred neighbourhood character and the design guidelines for the relevant precinct as shown on Map 1 – Neighbourhood Character Precincts. The design guidelines provide design responses to assist in meeting the design objectives for each precinct. .

A canopy tree is defined as a tree at least 5m in height with a canopy spread of at least 6m at maturity.

When assessing proposals on a site within a substantial change area, Residential Growth Zone or Mixed Use Zone, it is policy to allow for greater change while reflecting the elements of preferred character.

22.23-4 Neighbourhood character precincts

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Inner Urban (IU) Precinct

Statement of preferred neighbourhood character

The Inner Urban (IU) 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development within a more compact setting but with space for vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, older dwellings that contribute to the character of the area.</i>	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 reflect the key characteristics of the precinct.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings should reflect the predominant 1-2 storey scale of the streetscape	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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.
<i>To maintain and reinforce the alignment of buildings along the street.</i>	Orient dwellings parallel with the front boundary to visually address the street.	Inconsistent siting patterns.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include trees and shrubs in landscape plans. 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 in front and rear setbacks. 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.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	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	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures. Excessive areas of paving

Design objectives	Design responses	Avoid
	hard surfacing.	and driveways.
<i>To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens.</i>	Provide a low, open style front fence constructed of materials appropriate to the dwelling style and era. On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.

Garden River (GR) Precinct

Statement of preferred neighbourhood character

The Garden River (GR) 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, older dwellings that contribute to the character of the area.</i>	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 reflect the key characteristics of the precinct.
<i>To ensure buildings make a positive contribution to the Yarra River environs.</i>	Minimise the visual impact of development on the Yarra River and its environs. Design buildings to reflect the undulating topography in their form, scale and layout and minimise the need for cut and fill. Minimise site coverage and hard surfaces on sites adjoining sensitive river environs.	Buildings that do not respond to the landscape quality or topography of the area or the interface with the Yarra River environs. Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or

Design objectives	Design responses	Avoid
	should reflect the predominant scale of the streetscape.	Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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
<i>To maintain and reinforce the rhythm of spacing between and around buildings.</i>	Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Inadequate space for planting around buildings. Front facade developed boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include canopy trees and shrubs in landscape plans. Retain established or mature trees where possible and provide for the planting of new canopy trees in front and rear setbacks. Include planting around the perimeter of the site to strengthen the garden setting. Set back basements from all property boundaries to allow for in-ground planting.	Loss of established vegetation. High site coverage, including at basement level, that prevents adequate landscaping opportunities.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	Car parking structures should be located behind the front facade of the dwelling or incorporated into the building in a recessive form. 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.
<i>To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens.</i>	Provide a low, open style front fence constructed of materials appropriate to the dwelling style and era. On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.

Garden Estate (GE) Precinct

Statement of preferred neighbourhood 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, older dwellings that contribute to the character of the area.</i>	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 reflect the key characteristics of the precinct.
<i>To ensure buildings make a positive contribution to the Yarra River environs.</i>	Minimise the visual impact of development on the Yarra River and its environs. Design buildings to reflect the undulating topography in their form, scale and layout and minimise the need for cut and fill. Minimise site coverage and hard surfaces on sites adjoining sensitive river environs.	Buildings that do not respond to the landscape quality or topography of the area or the interface with the Yarra River environs. Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings should reflect the predominant scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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.
<i>To maintain and reinforce the rhythm of spacing between and around buildings.</i>	Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Inadequate space for planting around buildings. Front facades development boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include canopy trees and shrubs in landscape plans. Retain established or mature trees where possible and provide for the planting of new canopy trees in front and rear setbacks.	Loss of established vegetation. Inadequate space for planting around buildings. High site coverage,

Design objectives	Design responses	Avoid
	<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>	including at basement level, that prevents adequate landscaping opportunities.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	<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>

Garden Suburban 1 (GS1) Precinct

Statement of preferred neighbourhood 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. In typical streets 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, general 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, older dwellings that contribute to the character of the area.</i>	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 reflect the key characteristics of the precinct.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	<p>For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property.</p> <p>For sites in other areas, buildings should reflect the predominant 1-2 storey scale of the streetscape.</p>	<p>New developments and extensions that are visually bulky.</p> <p>Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).</p>
<i>To encourage a high quality of building detailing that references, without mimicking, the</i>	New buildings should respond to the streetscape character in an innovative and contemporary manner.	Building materials, finishes and colours that are in stark contrast with the character of the streetscape.

Design objectives	Design responses	Avoid
<i>details of buildings in the area.</i>	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.	Blank walls and unarticulated facades. Mock historical style, 'reproduction' detailing. Lack of eaves.
<i>To maintain and reinforce the rhythm of spacing between and around buildings.</i>	Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Inadequate space for planting around buildings. Front facades developed boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include trees and shrubs in landscape plans. 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 in front and rear setbacks. 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.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	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.
<i>To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens</i>	Provide either no front fence or a low, open style front fence constructed of materials appropriate to the dwelling style and era. On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.

Garden Suburban 2 (GS2) Precinct

Statement of preferred neighbourhood 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, older dwellings that contribute to the character of the area.</i>	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 reflect the key characteristics of the precinct.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings should reflect the predominant scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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.
<i>To maintain and reinforce the rhythm of spacing between and around buildings.</i>	Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Inadequate space for planting around buildings. Front facades developed boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include canopy trees and shrubs in landscape plans. Retain established or mature trees where possible and provide for the planting of new canopy trees in front and rear setbacks. 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. High site coverage, including at basement level, that prevents adequate landscaping opportunities.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	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	Additional crossovers. Car parking structures in the front setback area. Visually dominant car parking structures.

Design objectives	Design responses	Avoid
	hard surfacing.	Excessive areas of paving and driveways.
<i>To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens.</i>	Provide either no front fence or a low, open style front fence constructed of materials appropriate to the dwelling style and era. On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.

Garden Suburban 3 (GS3) Precinct

Statement of preferred neighbourhood character

The Garden Suburban 3 (GS3) 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, period dwellings that contribute to the character of the area.</i>	Attempt to retain Victorian, Edwardian, Interwar and Post-war era buildings that are intact and in good condition, where possible.	Replacement of intact Victorian, Edwardian, Interwar or Post-war era buildings with new buildings that do not reflect the key characteristics of the precinct.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings should reflect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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	Building materials, finishes and colours that are in stark contrast with the character of the streetscape. Blank walls and unarticulated facades. Mock historical style,

Design objectives	Design responses	Avoid
	colours. Roof forms should incorporate eaves.	'reproduction' detailing. Lack of eaves.
<i>To maintain and reinforce the rhythm of spacing between and around buildings.</i>	Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Inadequate space for planting around buildings. Front facades developed boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include canopy trees and shrubs in landscape plans. Retain established or mature trees where possible and provide for the planting of new canopy trees in front and rear setbacks. 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. High site coverage, including at basement level, that prevents adequate landscaping opportunities.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	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.
<i>To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens</i>	Provide either no front fence or a low, open style front fence constructed of materials appropriate to the dwelling style and era. On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.	High, solid front fencing.

Garden Suburban 4 (GS4) Precinct

Statement of preferred neighbourhood character

The Garden Suburban 4 (GS4) 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, 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of intact, older dwellings that contribute to the character of the area.</i>	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 reflect the key characteristics of the precinct.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings should reflect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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.
<i>To maintain and reinforce the rhythm of spacing between and around buildings.</i>	Provide adequate space between and around buildings to accommodate vegetation.	Inconsistent siting patterns. Inadequate space for planting around buildings. Front facades developed boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	Include canopy trees and shrubs in landscape plans. 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. High site coverage, including at basement level, that prevents adequate landscaping opportunities.
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	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.
<i>To ensure fences complement the</i>	Provide either no front fence or a low, open style front fence constructed of	High, solid front fencing.

Design objectives	Design responses	Avoid
<i>predominant style of front boundary treatment in the street and retain views to dwellings and gardens</i>	materials appropriate to the dwelling style and era. On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.	

Garden Suburban 5 (GS5) Precinct

Statement of preferred neighbourhood character

The Garden Suburban 5 (GS5) precinct is defined by spacious and leafy streetscapes with 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, 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. Areas within a Residential Growth or Mixed Use Zone or within a substantial change area will accommodate more development with a more compact setting but with space for canopy trees and other vegetation and high quality, responsive design.

Design guidelines

The preferred character is to be achieved by the following design guidelines:

Design objectives	Design responses	Avoid
<i>To encourage the retention of older buildings that contribute to the character of the area.</i>	Attempt to retain Interwar and Post-war era buildings that are intact and in good condition, where possible.	Replacement of Interwar or Post-war era buildings with new buildings that do not reflect the key characteristics of the precinct.
<i>To ensure new buildings and extensions do not dominate the streetscape.</i>	For sites within a Residential Growth or Mixed Use Zone or within a substantial change area, any upper levels should be designed to minimise impact on any adjoining residential property. For sites in other areas, buildings should reflect the predominant 1-2 storey scale of the streetscape.	New developments and extensions that are visually bulky. Development out of scale with the streetscape (other than for sites within a Residential Growth or Mixed Use Zone or within a substantial change area).
<i>To encourage a high quality of building detailing that references, without mimicking, the details of buildings in the area.</i>	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.
<i>To maintain and reinforce the rhythm of spacing</i>	Provide adequate space between and around buildings to accommodate	Inconsistent siting patterns. Inadequate space for

Design objectives	Design responses	Avoid
<i>between and around buildings.</i>	vegetation.	planting around buildings. Front facades developed boundary-to-boundary.
<i>To maintain and strengthen the garden settings of buildings and the tree canopy of the neighbourhood.</i>	<p>Include canopy trees and shrubs in landscape plans.</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>Setback basements from all property boundaries to allow for in-ground planting.</p>	<p>Loss of established vegetation.</p> <p>High site coverage, including at basement level, that prevents adequate landscaping opportunities.</p>
<i>To prevent the loss of front garden space and the dominance of car parking structures.</i>	<p>Car parking structures should be located behind the front facade of the dwelling.</p> <p>Hard paving for car parking should be minimised and permeable surfaces used for hard paving.</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>
<i>To ensure fences complement the predominant style of front boundary treatment in the street and retain views to dwellings and gardens</i>	<p>Provide either no front fence or a low, open style front fence constructed of materials appropriate to the dwelling style and era.</p> <p>On main roads higher front fences may be constructed where they provide approximately 20% permeability and recesses for landscaping.</p>	High, solid front fencing.

22.23-5
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C175

Application requirements

An application for development must be accompanied by a landscape plan.

22.23-6
17/09/2015
C175

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in the residential zones, the responsible authority will consider:

- The intention of the statement of preferred neighbourhood character and design guidelines for the relevant precinct.
- Whether the proposal meets the design objectives and / or design responses of the relevant precinct.
- Whether the site is located in a substantial change area.

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Reference document

Stonnington Neighbourhood Character Review, Planisphere 2013(with 2014 addendum)

Map 1 – Neighbourhood Character Precincts

