

Inquiry into Victoria Planning Provisions

Planning Scheme amendments VC257, VC267 and VC274

Attachments to submission on behalf of Boroondara City Council

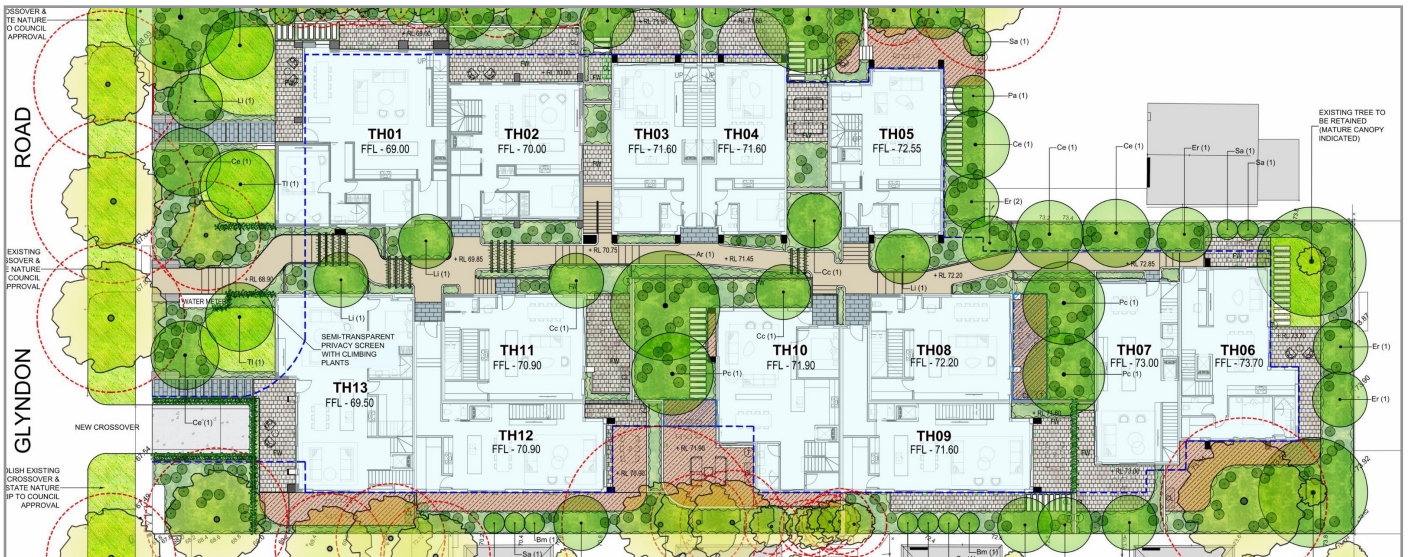
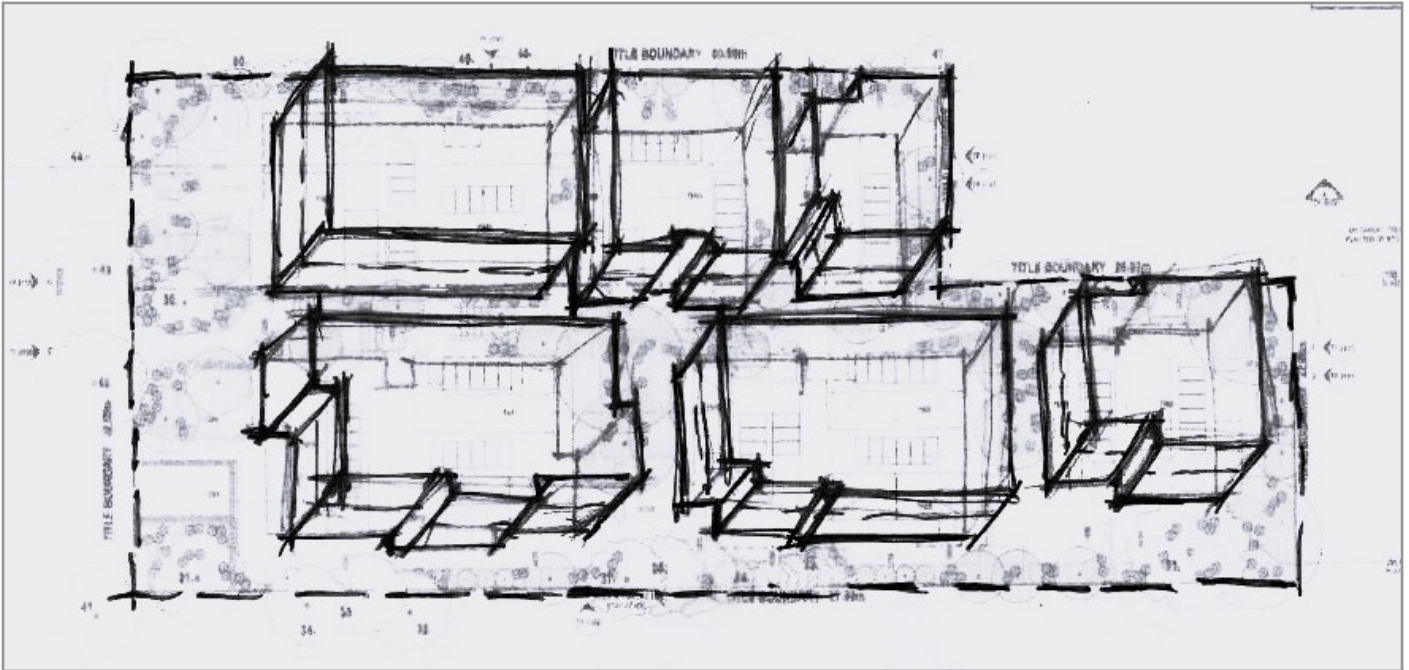
30 April 2025

PREVIOUS CLAUSE 55 PROVISIONS ...

Allowed Council to negotiate site-responsive design

- Performance based and qualitative neighbourhood character assessment
- Consideration of local context and specific site characteristics

64-66 Glyndon Road, Camberwell (Neighbourhood Residential Zone 1)



Outcomes

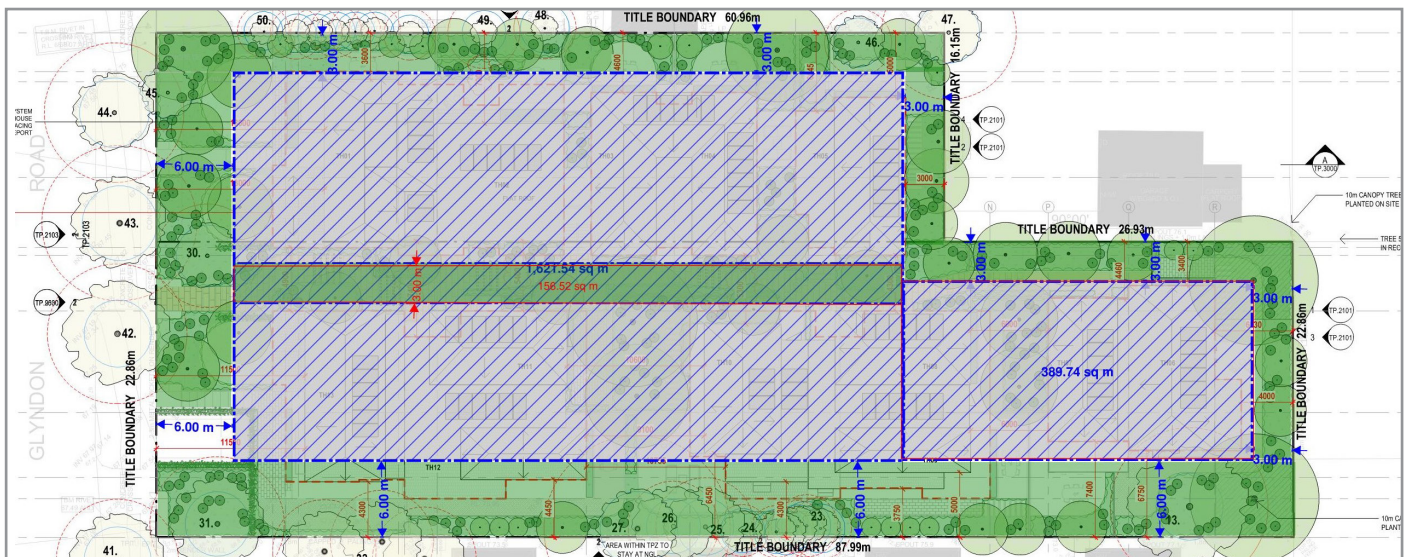
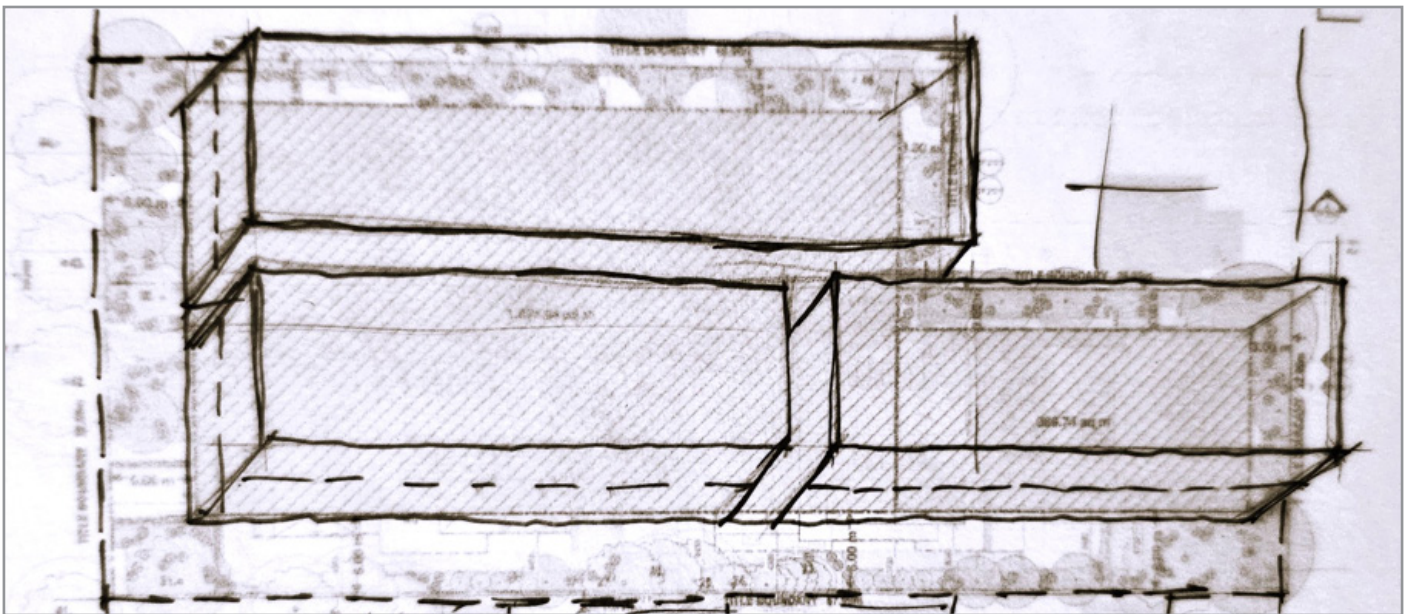
- Generous setbacks to all boundaries
- Retention of many existing trees retained within these setbacks
- Building separation and breaking up of built form - mirrors sense of spaciousness of adjoining development
- Sensitive interfaces managed contextually

NEW CLAUSE 55 PROVISIONS ...

Allow no ability to negotiate site-responsive design

- Excluding local planning policies from consideration where development is deemed to comply
- Reducing neighbourhood character to a series of measurable development standards
- Lowering of development standards (e.g. increased site coverage, reduced setback requirements, increased building height, less protection for trees...)

64-66 Glyndon Road, Camberwell (Neighbourhood Residential Zone 1)



Potential outcomes

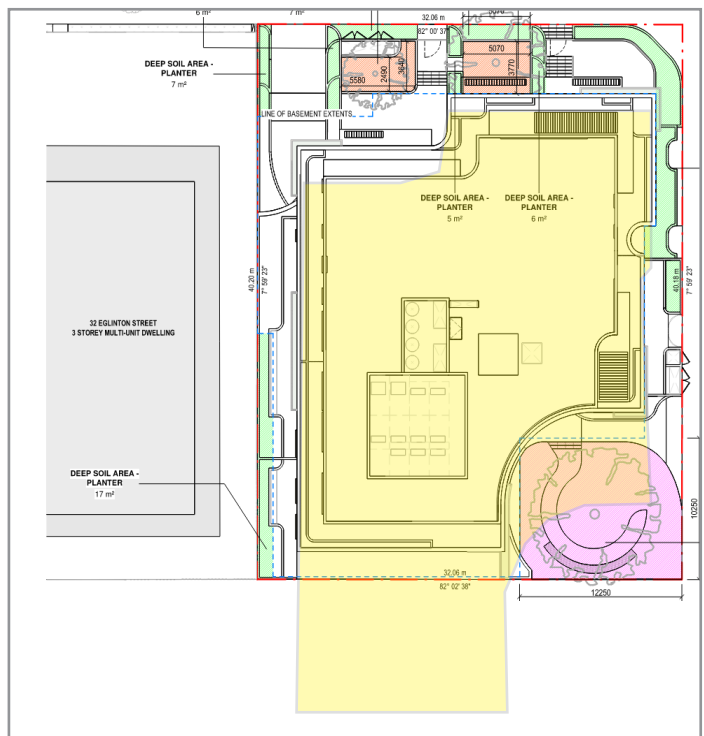
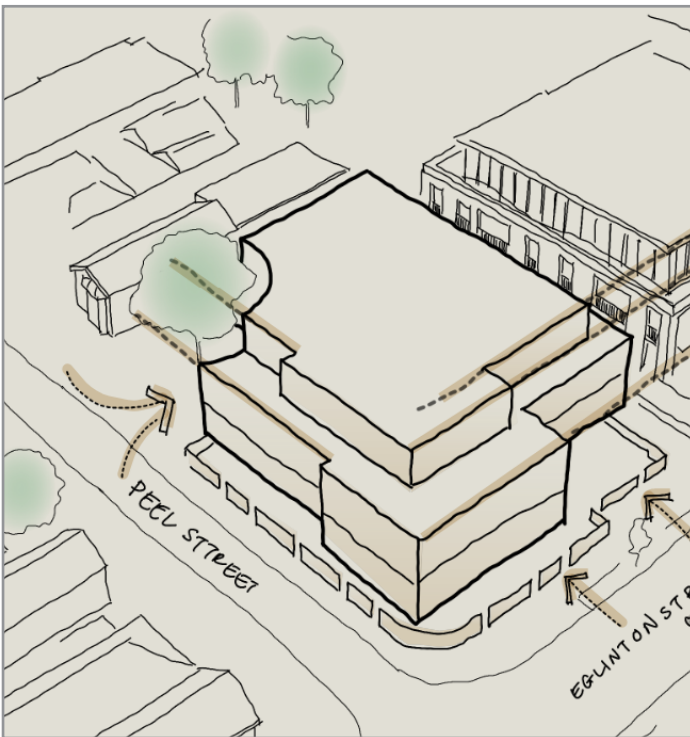
- Continuous built form
- No/limited building separation
- No internal open spaces/courtyards
- Less opportunity for landscaping to help break up built form massing
- Building typology is entirely different to surrounding sites

PREVIOUS CLAUSE 55 PROVISIONS ...

Allowed Council to negotiate site-responsive design

- Performance based and qualitative neighbourhood character assessment
- Consideration of local context and specific site characteristics

34 Eglinton Street, Kew (General Residential Zone 3)



Outcomes

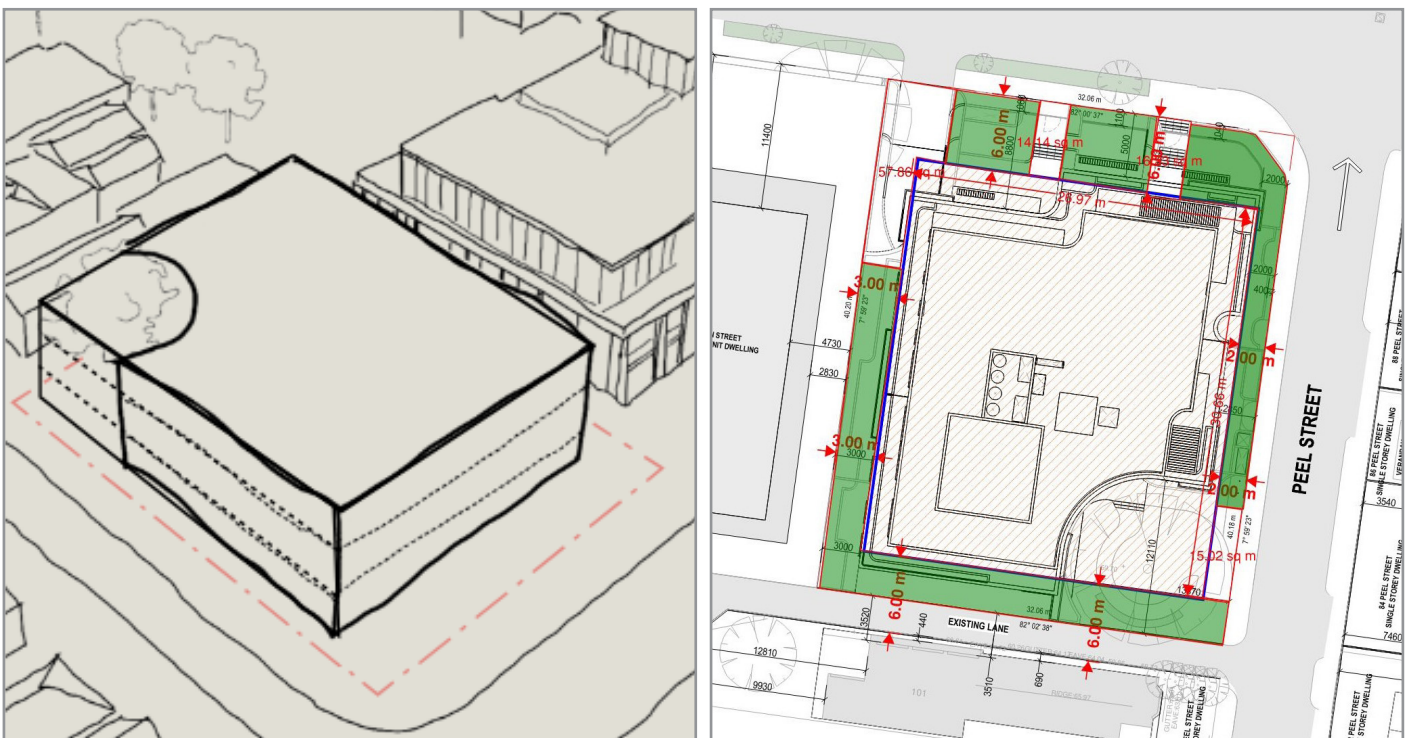
- Retention of existing significant tree
- Building design responds to tree location
- Integrated design outcome
- Scale of building including upper storey setbacks responds to context
- Building mass steps back vertically and horizontally to respond to the adjoining western and southern neighbours.
- Highly articulated built form with a recessed upper level and stronger built form to reflect its corner location
- Recognising the sensitivity of its abutting interfaces to the west and south
- Generously sized POSs and landscaping zones

NEW CLAUSE 55 PROVISIONS ...

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34 Eglinton Street, Kew (General Residential Zone 3)



Potential outcomes

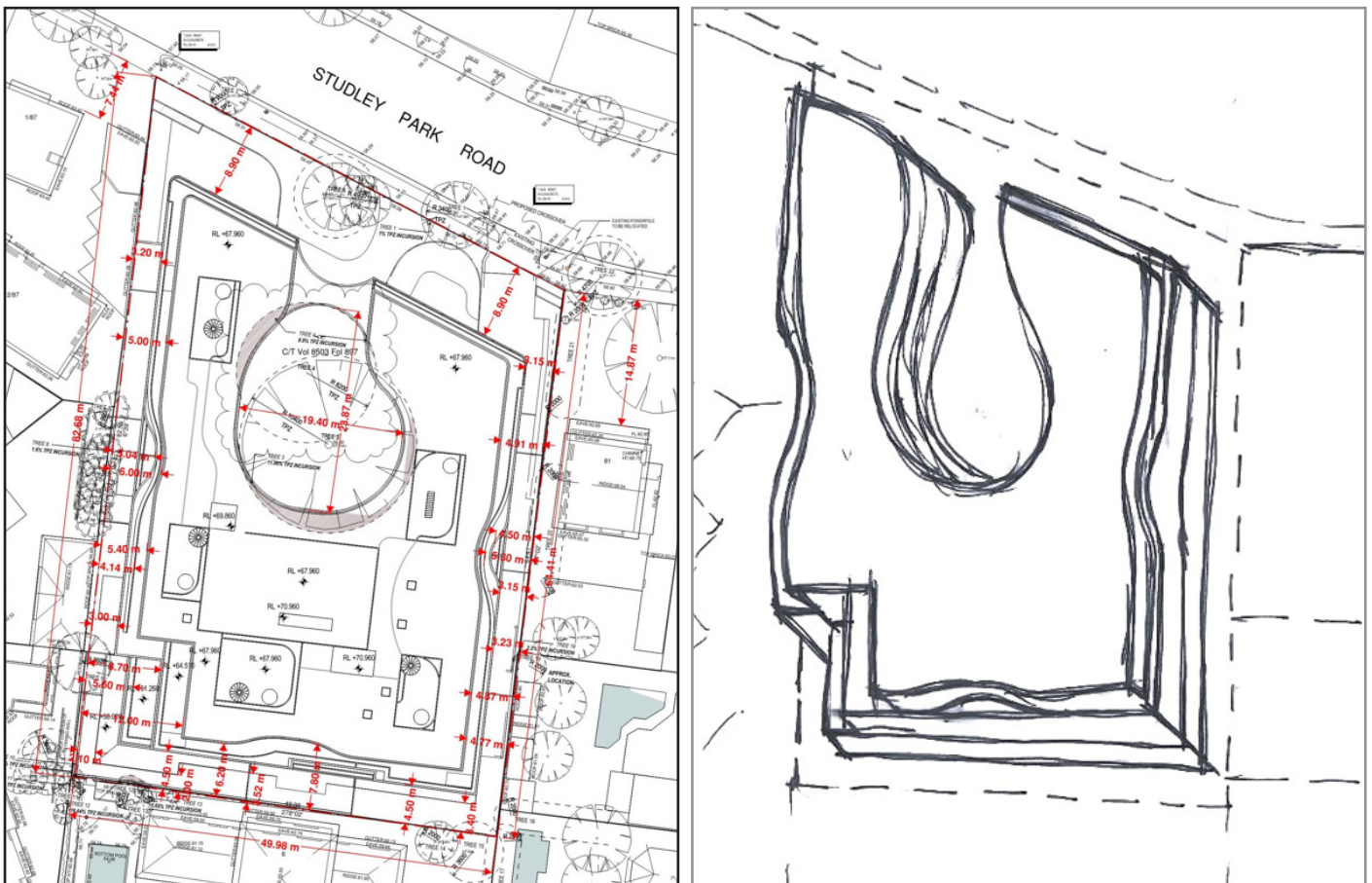
- Increased building envelopes
- Design does not respond to and retain existing significant tree
- tree canopy standard to be met without retention of existing tree
- no upper storey setbacks to respond to adjoining development

PREVIOUS CLAUSE 55 PROVISIONS ...

Allowed Council to negotiate site-responsive design

- Performance based and qualitative neighbourhood character assessment
- Consideration of local context and specific site characteristics

85 Studley Park Road, Kew (General Residential Zone 5)



Outcomes

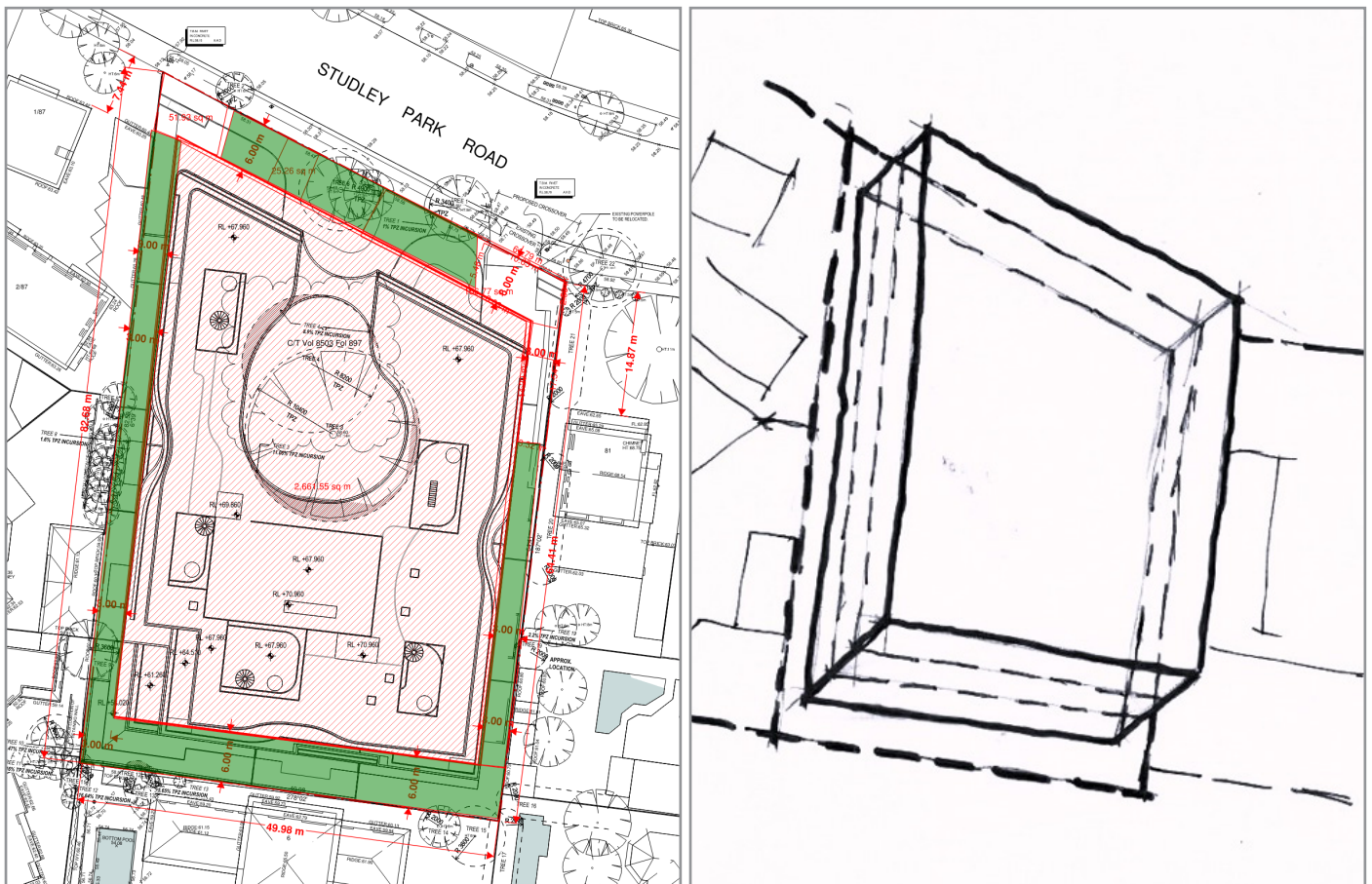
- Retention of existing significant tree - Building 'hugs' the existing tree
- Building massing steps back and responds to adjoining development
- Minimises overshadowing to southwest due to setbacks
- Highly articulated built form with a recessed upper level responding to immediate interfaces
- Generously sized private open spaces and landscaping zones to meet the deep soil planting and canopy cover requirements for the neighbourhood character.

NEW CLAUSE 55 PROVISIONS ...

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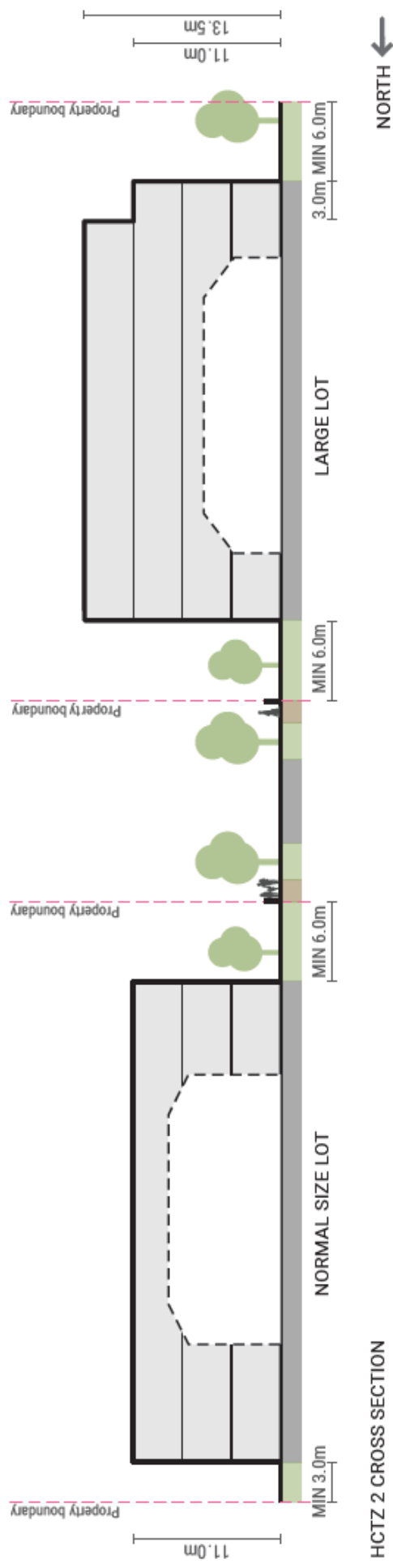
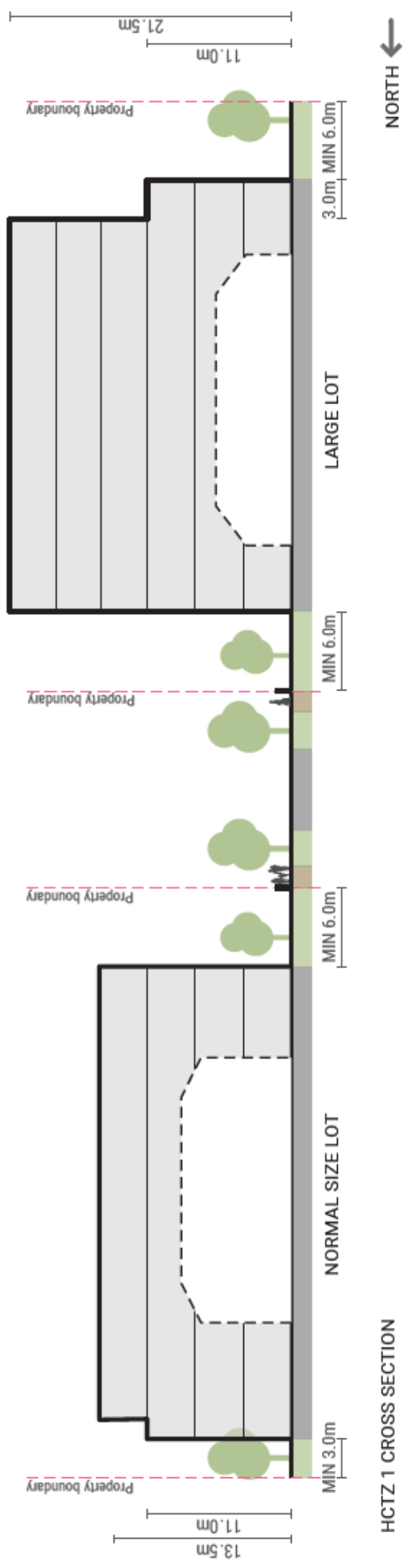
85 Studley Park Road, Kew (General Residential Zone 5)



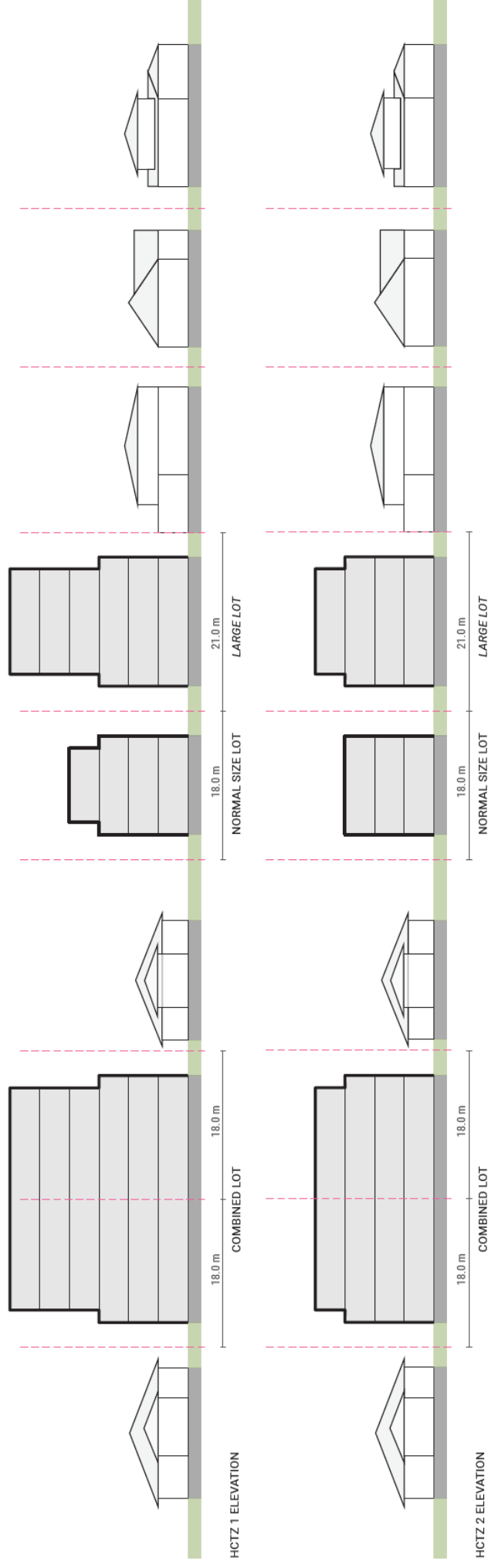
Potential outcomes

- Increased building envelopes
- Design does not respond to and retain existing significant tree
- tree canopy standard to be met without retention of existing tree

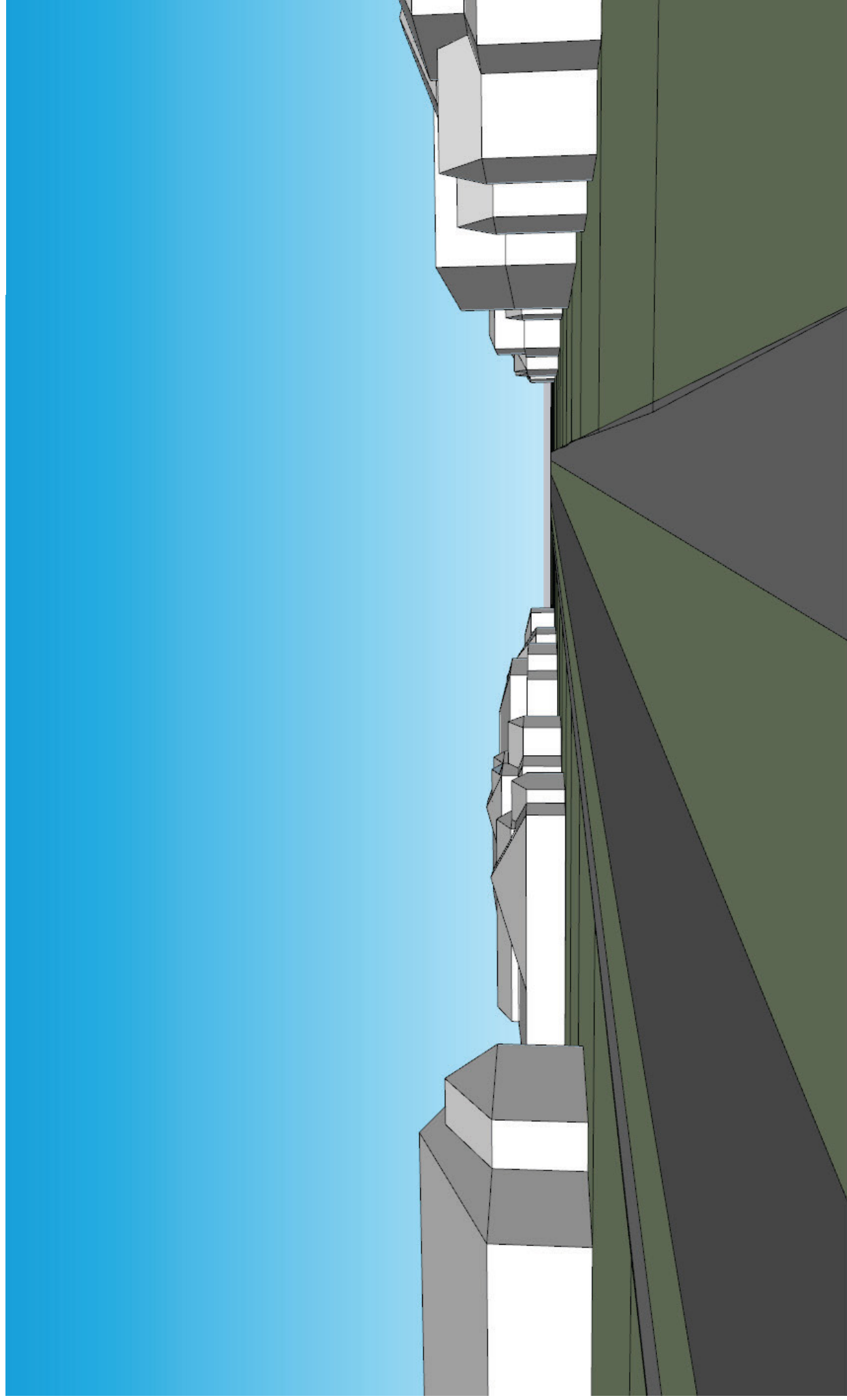
CUMULATIVE IMPACT ON RESIDENTIAL STREETSCAPES



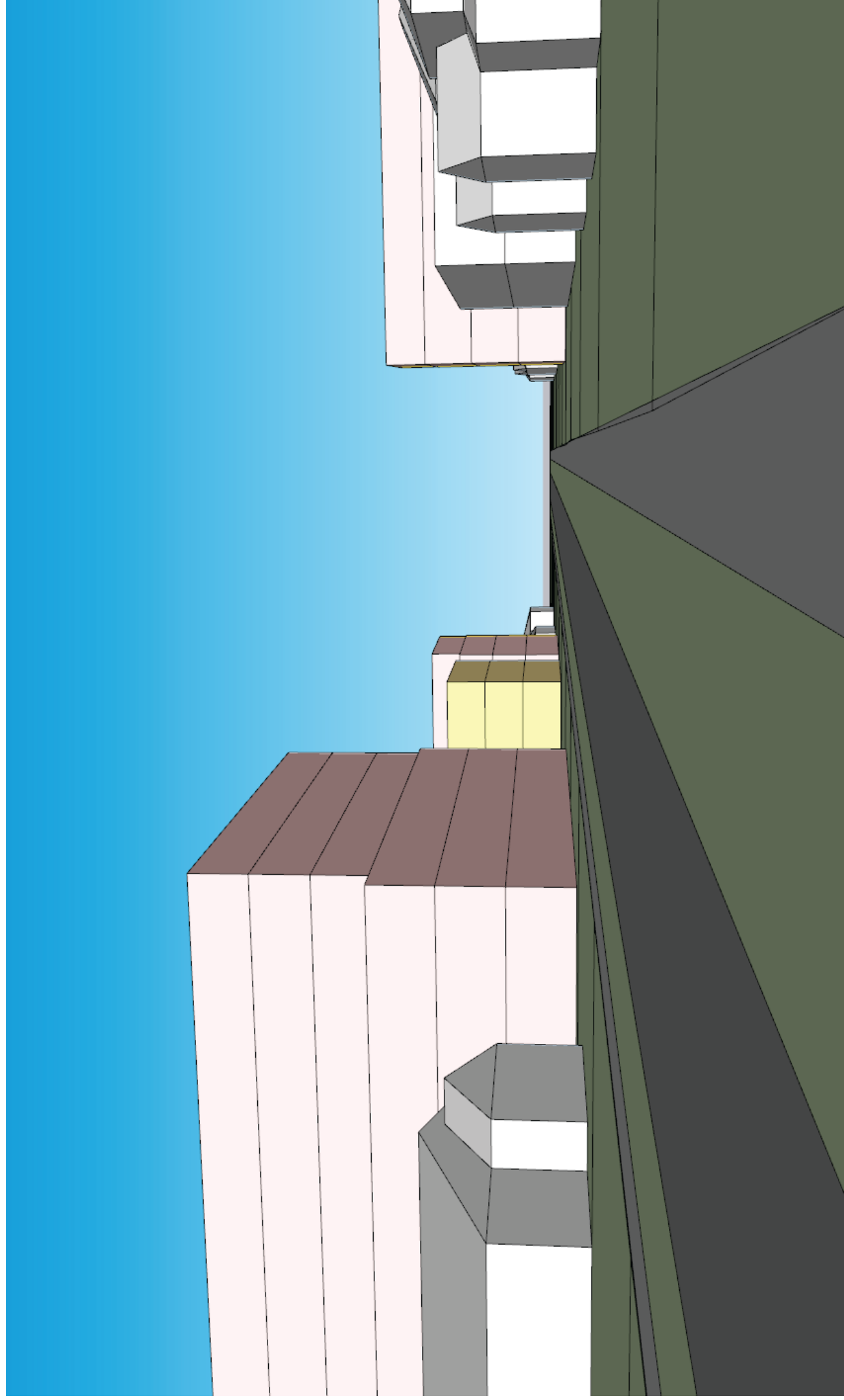
CUMULATIVE IMPACT ON RESIDENTIAL STREETSCAPES



BEFORE CLAUSE 55 REFORMS



AFTER CLAUSE 55 REFORMS & HCTZ1 INTRODUCTION



AFTER CLAUSE 55 REFORMS & HCTZ2 INTRODUCTION

