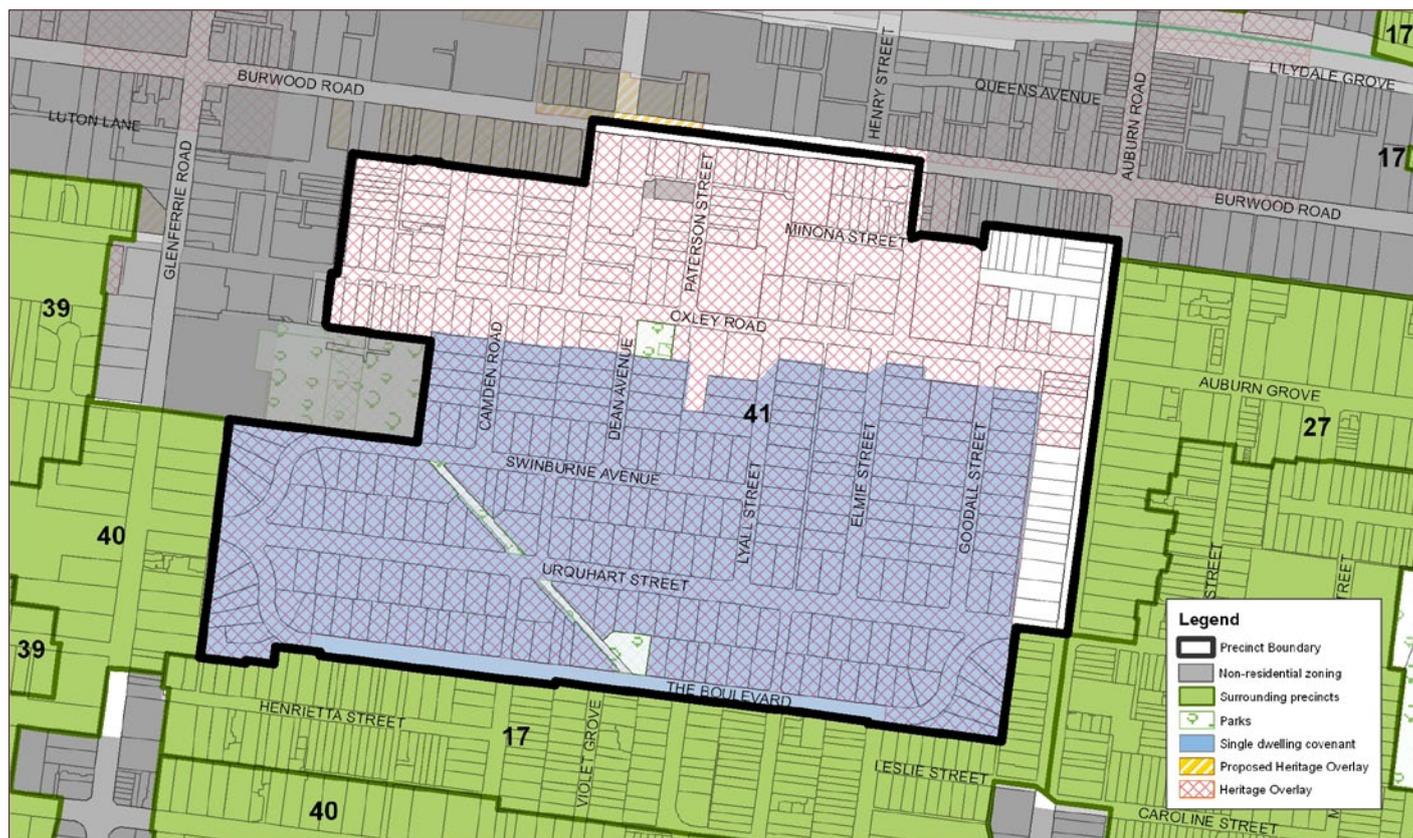


# Precinct Statement

Adopted 24 September 2012, updated October 2013



## DESCRIPTION

Precinct 41 is located in Hawthorn and extends from The Boulevard to the south and up to Burwood Road to the north.

The majority of the precinct is within the Leslie Street heritage overlay area (HO164) which represents the various development phases in Hawthorn from the early to mid nineteenth century to the interwar era. Most of the southern side of the precinct is also subject to a single dwelling covenant.

The precinct is characterised by historic dwellings with pitched roofs. Most buildings are single storey, however there are a few stately two storey homes present as well. The large roof forms of many dwellings means that the scale of the precinct is higher than in some other single storey areas.

While dwellings are generally detached, they are often set on the boundary on one side. Lot frontages vary from 10 to 20 metres in width and side setbacks generally range from 1 to 3m.

Building materials vary and include face brick, rendered brick and timber. Low, generally rendered brick front fences are typical in most streets.

The general single storey scale of buildings and wide frontages contribute to the open feel of the precinct. The detached dwellings, landscaped front gardens, grassy nature strips and open rear gardens also contribute to a sense of greenery and spaciousness.

# Design Guidelines

## KEY CHARACTERISTICS

- Range of dwellings from the Victorian, Federation, Edwardian and interwar eras;
- Detached, predominately single storey dwellings;
- Moderate lot frontages;
- Moderate front setbacks;
- Well landscaped front gardens;
- Medium sized rear gardens; and
- Low, generally face or rendered brick front fences.

## PREFERRED CHARACTER STATEMENT

To maintain the predominately single storey, historic, garden character of the precinct.

This will be achieved by:

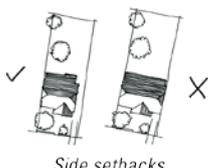
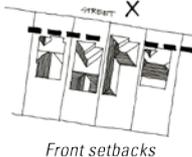
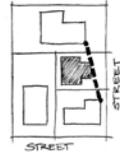
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are consistently setback from the front and side boundaries in accordance with the prevailing streetscape condition;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low front fences which are appropriate to the historic buildings behind.

## THREATS/ISSUES

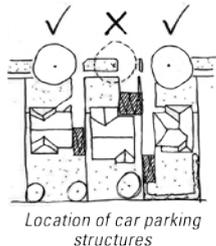
- Loss of historic buildings;
- Boundary to boundary development;
- New houses that dominate the streetscape;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Unsympathetic or dominant dwelling extensions;
- Lack of soft landscaping / vegetation;
- High front fences that disrupt the rhythm of the street; and
- Removal / loss of large trees.

# Design Guidelines

## TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<b>VEGETATION</b>	<ul style="list-style-type: none"> <li>To maintain the leafy landscape character of the area.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure front gardens incorporate soft landscaping that complements the streetscape.</li> <li>Ensure retention of large trees.</li> </ul>	<ul style="list-style-type: none"> <li>Removal of large trees.</li> <li>Front gardens dominated by hard surfaces.</li> <li>Loss of front gardens.</li> </ul>	 <p><i>Encourage landscaped gardens</i></p>
<b>SITING</b>	<ul style="list-style-type: none"> <li>To maintain the consistent and detached streetscape rhythm.</li> <li>To maintain the existing spacious backyard character.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure buildings are setback behind the adjoining historic buildings in accordance with Council's Heritage Policy.</li> <li>Ensure buildings are setback from at least one side boundary in accordance with the prevailing streetscape spacing.</li> <li>Ensure buildings are sufficiently setback from rear boundaries to maintain the open, backyard character of the immediate area where this exists.</li> <li>Provide a secluded private open space with a minimum dimension of 4m to enable the planting and retention of large trees.</li> <li>Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Dwellings set too far forward.</li> <li>Attached, boundary to boundary development where this is not a characteristic of the streetscape.</li> <li>Dwellings built to or close to their rear boundary with other residential properties.</li> </ul>	 <p><i>Side setbacks</i></p>  <p><i>Front setbacks</i></p>  <p><i>Siting on corner sites</i></p>
<b>BUILDING HEIGHT AND FORM</b>	<ul style="list-style-type: none"> <li>To maintain the predominately single storey scale and pitched roof character of the precinct.</li> <li>To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure new buildings do not exceed the prevailing height of buildings in the streetscape when viewed from the street.</li> <li>Ensure upper level additions to existing dwellings are sufficiently setback to minimise their visibility.</li> <li>Ensure visible roof forms integrate with the pitched roofs in the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Large bulky buildings or extensions that dominate the streetscape.</li> <li>Flat or curved roofs.</li> </ul>	 <p><i>Maintain single storey streetscape scale</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Minimise visibility of upper level extensions</i></p>

# Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<b>BUILDING MATERIALS AND DESIGN DETAILS</b>	<ul style="list-style-type: none"> <li>To ensure building materials and façade articulation integrates with the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure materials, colours and façade articulation, including the size and spacing of windows, integrates with the streetscape.</li> <li>Ensure new dwellings and visible additions complement the historic buildings in the precinct.</li> <li>Ensure rooflines of new buildings, extensions and additions incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Bland design such as sheer or plain rendered façades.</li> <li>Large areas of glazing to the street.</li> </ul>	 <p><i>Integrate with heritage streetscapes</i></p>  <p><i>Avoid bland design</i></p>
<b>FRONT BOUNDARY TREATMENT</b>	<ul style="list-style-type: none"> <li>To ensure the height and design of front fences are appropriate to the era of the dwelling and integrate with the streetscape.</li> <li>To maintain views of front gardens.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure low (up to 1.2m) front fences that are appropriate to the era and design of the dwelling behind.</li> <li>Ensure the retention of original front fences where heritage overlays apply.</li> </ul>	<ul style="list-style-type: none"> <li>High solid front fences.</li> <li>Fence designs that are inappropriate to the era and design of the dwelling.</li> </ul>	  <p><i>Avoid high front fences</i></p>
<b>CAR PARKING STRUCTURES</b>	<ul style="list-style-type: none"> <li>To minimise the loss of front gardens and the dominance of car parking structures.</li> <li>To ensure basement garages do not increase the visual bulk of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure car parking structures are located to the rear of dwellings where rear access is available. Where no rear access is available, ensure driveways are located to the side of dwellings.</li> <li>Ensure car parking structures, including entrances to basements, are setback at least 1m behind the dwelling facade and are designed to minimise their prominence.</li> <li>Ensure basements project no more than 0.5m above natural ground level, unless the finished floor level of abutting properties is greater than 0.5m.</li> <li>Where possible, locate the entry to basement garages to the side or rear of dwellings so they are not visible from the street.</li> </ul>	<ul style="list-style-type: none"> <li>Driveways and car parking structures that dominate the front setback or obscure views of the dwelling.</li> <li>Basement ramps that commence at the street frontage.</li> <li>Basement garages that result in buildings with a 2.5 to 3 storey appearance from the street.</li> </ul>	 <p><i>Location of car parking structures</i></p>

# General Information

## ABOUT THE NEIGHBOURHOOD CHARACTER STUDY

This Precinct Statement was completed in 2012. The methodology involved a review of the Residential Urban Character Study from 1996 as well as substantial community consultation and fieldwork. As a result of this review the City's residential areas have been divided into 75 precincts.

The common characteristics of each area in terms of building scale, setbacks, building style and form and the area's landscape character were taken into account when determining the boundaries of each precinct.

The resulting Neighbourhood Precinct Character Statements describe the existing character of each precinct as well as the precinct's preferred future character.

Those characteristics most valued by the community were reflected in the preferred character statements. The accompanying design guidelines table provides direction for new buildings which ensure future development assists in achieving the area's preferred character.

The Boroondara Neighbourhood Character Study is based on an analysis of existing neighbourhood character and does not take into account other planning policy objectives such as housing capacity, access to services and sustainability.

## HOW THE PRECINCT STATEMENTS WILL BE USED

The Precinct Statements will be used when assessing planning permit applications in residential zones. In instances where no planning permit is required (e.g. for single dwellings on lots over 500m<sup>2</sup>), the Precinct Statements will be used when assessing report and consent applications to vary the siting requirements of the Building Regulations.

New development proposals will be assessed against the directions contained in the "objective", "design response" and "avoid" columns in the design guidelines Table of Elements. Proposals will need to demonstrate how they meet the objectives in the table if they do not meet the relevant "design response" or "avoid" criteria.

With the exception of the guidelines relating to rear garden character, the view from the street will be used to assess consistency with the design guidelines. Existing development that does not comply with the design guidelines should not be used as a precedent when designing new buildings or building extensions.

## RELATIONSHIP TO OTHER POLICIES AND GUIDELINES

The Precinct Statements will be used in conjunction with other policies and guidelines in the Boroondara Planning Scheme.

Where a conflict occurs between the Precinct Statements and an existing Design and Development Overlay or Council's Heritage

Policy, the provisions of the Design and Development Overlay or Council's Heritage Policy will take precedence.

# Glossary

## CHARACTER ELEMENTS IN DESIGN GUIDELINES TABLE OF ELEMENTS

- **Building Height and Form** – refers to building height (as measured from natural ground level), roof form and the massing of building elements.
- **Building Materials and Design Details** – refers to external building materials, façade articulation and design elements such as verandahs, awnings, window configurations and eaves.
- **Car Parking Structures** – refers to the presence and location of on-site car parking structures such as garages, carports, driveways and uncovered car spaces.
- **Front Boundary Treatment** – refers to the presence, height and style of front fences.
- **Lot Frontage** – refers to the width of lots.
- **Siting** – refers to front setbacks, side setbacks and the area's rear garden character.
- **Vegetation** – refers to the trees and landscaping on the site.

## GENERAL TERMS

- **'Box'-like** – refers to a building with proportions and detailing that give the building a box-like appearance. Typical characteristics include sheer two storey walls, no or narrow eaves, a symmetrical, un-articulated front facade and a low pitched or flat roof form with parapet detailing.
- **Historic Buildings** – refers to early buildings that date from the establishment of the area or that are important to the area's history.
- **Heritage Buildings** – refers to historic buildings that are subject to statutory protection through a Heritage Overlay or the Victorian Heritage Register.
- **Period Reproduction Design** – refers to design that incorporates mock heritage detailing such as Mock-Georgian and Mock-French Provincial elements.
- **Front Setback** – The distance between the front property boundary and the dwelling, categorised as:
  - **Small:** 0 to 5 metres
  - **Medium:** 5 to 9 metres
  - **Large:** 9+ metres
- **Front Fence Height:**
  - **Low:** 0.5 to 1.2m high
  - **Medium:** 1.2m - 1.5m high
  - **High:** over 1.5m high
- **Roof Forms:**
  - **Flat** – refers to a roof with a gradient of 10 degrees or less.
  - **Pitched** – refers to a roof with two slopes that meet at a central ridge.
- **Multi-Unit Dwellings:**
  - **Flats / Apartment Buildings** – refers to several dwellings contained in a multi-storey structure.
  - **Town Houses** – refers to dwellings of 2 or more storeys that have their own entrance and private yard, but which adjoin another dwelling.
  - **Villas** – refers to groups of dwellings which have their own entrance and private yard, which may or may not adjoin another dwelling, but which generally share common areas such as driveways and car parking.

## FURTHER INFORMATION

**Understanding Planning Terms Information Sheet**, City of Boroondara, (search for this title at <http://www.boroondara.vic.gov.au>).

**What house is that? A Guide to Victoria's Housing Styles**, Heritage Victoria, (search for this title at <http://www.dpcd.vic.gov.au/heritage>).

**ResCode provisions**, Clause 54 and 55 of the Boroondara Planning Scheme at <http://planningschemes.dpcd.vic.gov.au/boroondara/home.html>.