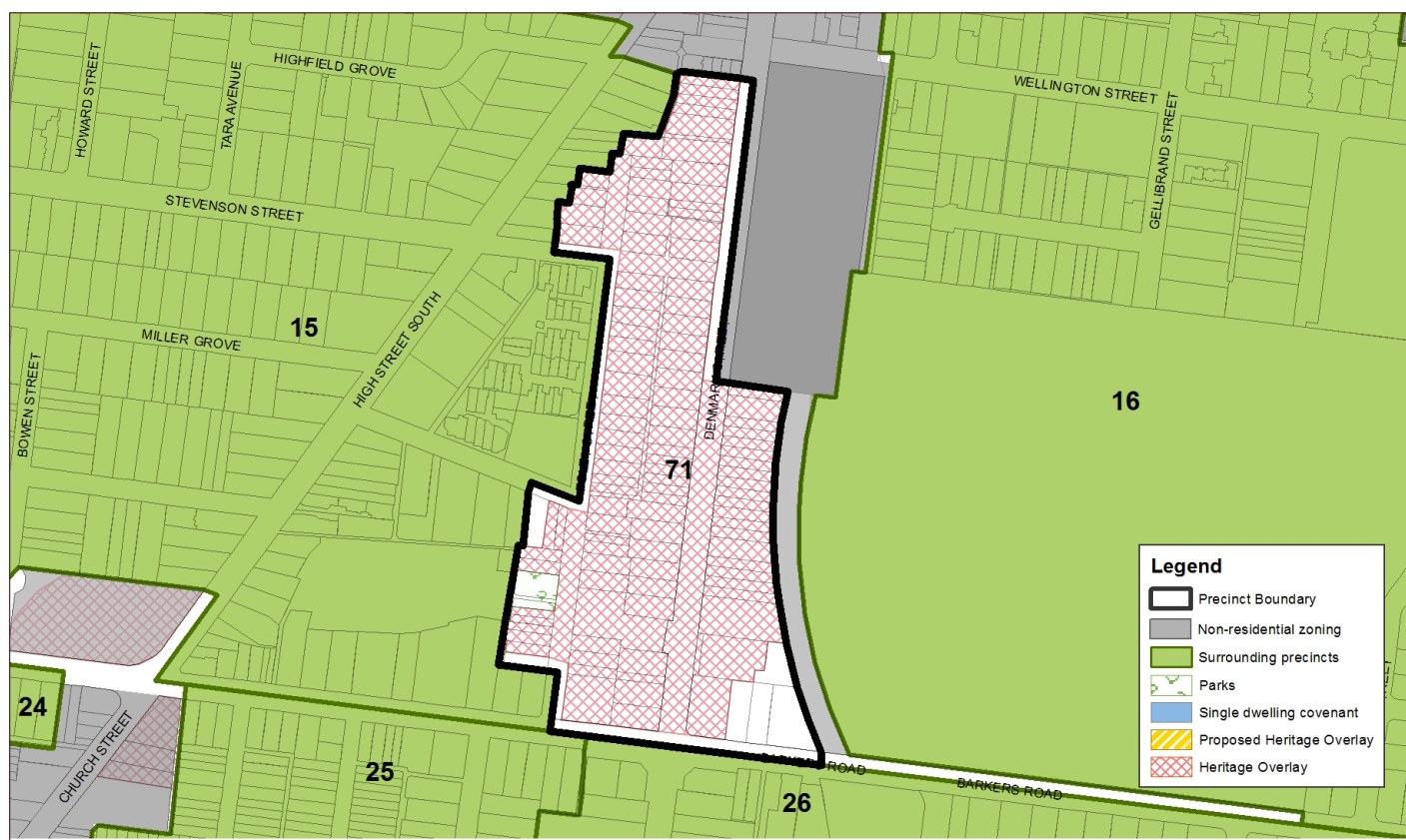


# Precinct Statement

Adopted 24 September 2013, Re-adopted 23 May 2016



## DESCRIPTION

Precinct 71 is a small precinct located south of Kew Junction which comprises Foley and Denmark streets in Kew. While these streets share common characteristics which distinguish them from the surrounding area, the cohesiveness of the precinct is disrupted by the width and traffic conditions on Denmark Street.

The precinct contains a series of single storey, double fronted and semi-detached timber and brick Victorian and

Edwardian era dwellings with slate or terracotta tiled pitched roofs. The historic building stock and regular narrow front and side setbacks creates a consistent, compact streetscape rhythm.

Lot frontages are approximately 10m wide for the single dwellings and approximately 5 to 7m wide for the semi-detached houses. Front setbacks are narrow at 5m or less, providing for small front gardens or paved areas. Rear gardens are similarly small.

Front fences are generally low, however medium and high fences are present, particularly on Denmark Street.

The narrow footpaths and nature strips, small street trees and single storey, historic, closely set houses on narrow allotments creates an inner-urban character.

# Design Guidelines

## KEY CHARACTERISTICS

- Historic character;
- Predominantly Victorian and Edwardian era dwellings;
- Mostly single storey houses;
- Pitched roofs;
- Narrow lot frontages;
- Narrow side setbacks;
- Small front setbacks;
- Low to medium high front fences; and
- Small rear gardens.

## PREFERRED CHARACTER STATEMENT

To maintain and enhance the single storey, inner-urban, historic character of the precinct.

This will be achieved by:

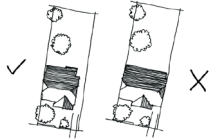
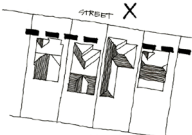
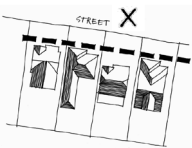
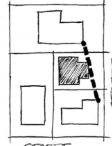




- Ensuring buildings are consistently setback from front boundaries to retain the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant single storey building scale of the streetscapes;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring the garages and carports do not dominate the streetscape; and
- Encouraging low or open style front boundary treatments.

## THREATS/ISSUES




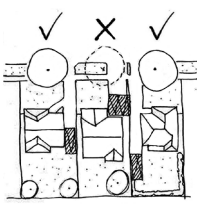
- Loss of historic buildings;
- Buildings that appear bulky and 'box' like;
- New houses that dominate the streetscape;
- High front fences that disrupt the rhythm of the street.
- Unsympathetic or dominant dwelling extensions; and
- Car parking structures in front setbacks that obscure views of the dwelling behind.

# Design Guidelines

## TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<b>LOT FRONTAGE</b>	<ul style="list-style-type: none"> <li>To maintain the existing fine grain streetscape rhythm.</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing narrow lot frontages.</li> </ul>	<ul style="list-style-type: none"> <li>Consolidation of the existing narrow lots into larger</li> </ul>	
<b>SITING</b>	<ul style="list-style-type: none"> <li>To maintain the consistent streetscape rhythm.</li> <li>To enhance the area's leafy feel by providing sufficient space for vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure buildings are setback no less than the average distance of the front setback of the adjoining properties on either side or 9m, whichever is less.</li> <li>Ensure buildings are setback from at least one side boundary in accordance with the prevailing streetscape spacing.</li> <li>Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings.</li> <li>Provide a secluded private open space with a minimum dimension of 4m to enable the planting and retention of large trees.</li> </ul>	<ul style="list-style-type: none"> <li>Dwellings set too far forward or back.</li> </ul>	 <p>Side setbacks</p>  <p>Front setbacks</p>  <p>Front setbacks</p>  <p>Siting on corner sites</p>
<b>BUILDING HEIGHT AND FORM</b>	<ul style="list-style-type: none"> <li>To maintain the existing 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 are composed of facades that contain a single storey element with recessive upper levels.</li> <li>Ensure upper level additions to existing single storey dwellings are 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>Flat or curved roofs.</li> <li>Large bulky buildings or extensions that dominate the precinct's historic buildings and streetscapes.</li> </ul>	 <p>Maintain single storey streetscape scale</p>  <p>Recessive upper levels for new dwellings</p>  <p>Integrate with pitched roofs</p>  <p>Minimise visibility of upper level extensions</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 facade articulation integrates within the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Use building articulation, including contemporary materials that integrate with the streetscape character.</li> <li>Ensure integration of front verandas and awnings into the facade design where this is a characteristic of the streetscape.</li> <li>Ensure materials, colours and facade 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</li> </ul>	<ul style="list-style-type: none"> <li>Large areas of glazing to the street.</li> <li>Bland design such as sheer or plain rendered facades.</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 maintain the predominant low to medium front fence heights.</li> <li>To maintain views of front gardens.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure front fences are no more than 1.5m or the average fence height of the four properties on either side (whichever is less).</li> <li>Front fences along declared main roads (RD1Z) may be up to 2m in height where this is consistent with the prevailing fence height on the neighbouring properties.</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> </ul>	 <p><i>Avoid high front fences</i></p>
<b>CAR PARKING STRUCTURES</b>	<ul style="list-style-type: none"> <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>Ensure basement entrances are setback at least 5m from the primary street frontage and 1m behind the front wall of the building.</li> </ul>	<ul style="list-style-type: none"> <li>Driveways and car parking structures that dominate front setbacks or obscure views of the dwellings.</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> <li>Basement garages accessed from the primary street frontage on lots with a frontage less than 10m wide.</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.

## REVISIONS TO NEIGHBOURHOOD CHARACTER PRECINCT STATEMENT 71

- 23 May 2016- Update precinct boundary to exclude 81-85 Denmark Street, Kew (Amendment C222 Part 2).



# 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>.