

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 38 is a small triangular precinct in Hawthorn generally bounded by Burwood Road, Power Street, Wallen Road and the railway line. The precinct contains the Morang Road heritage overlay area (H0156) which contains a concentration of late nineteenth century detached and terraced housing. The precinct also contains Morang Reserve and adjoins the Yarra River parklands.

Overall the precinct contains a mix of single storey historic dwellings from various eras, 1 and 2 storey contemporary dwellings and 2 and 3 storey walk up apartments, particularly on Morang Road and Evansdale Road.

Most buildings are constructed from face or rendered brick. While the historic dwellings generally have pitched roofs, flat roofs are common on the walk up flats.

Lot frontages vary greatly in width, from 5m in some instances, to over 15m.

This precinct has a compact feel due to the small front setbacks, narrow side setbacks (which range from 0m to 3m) and small front gardens. This character is re-enforced by the presence of driveways in front of dwellings in many cases.

Small and medium sized street trees are present in all streets, however the narrow streets and absence of nature strips in many

instances emphasises the inner-urban feel of the streetscapes.

Rear gardens are generally small except for properties adjoining the river. Despite the small gardens, mature vegetation is common which adds greenery to the area. Front fences are generally of a medium height.

Design Guidelines

KEY CHARACTERISTICS

- Mix of dwelling styles from the Victorian era to now;
- Mix of semi-detached and attached dwellings;
- Mix of 1 and 2 storey dwellings and apartments up to 3 storeys;
- Front fences of medium heights;
- Small rear gardens except adjoining the Yarra River;
- Small front and side setbacks; and
- Small front gardens.

PREFERRED CHARACTER STATEMENT

To facilitate development of a diverse range of housing that integrates with the scale and form of buildings in the precinct, which respects the historic houses in the area and enhances the landscape setting of dwellings. To ensure development adjoining the Yarra River integrates with the area's natural setting.

This will be achieved by:

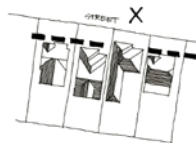




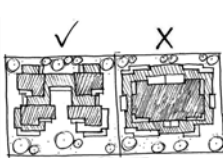
- Encouraging the retention of large trees, particularly close to the Yarra River;
- Ensuring buildings are consistently setback from front boundaries to retain the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Encourage design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Ensuring dwellings adjoining the Yarra River are sited and designed to integrate with the surrounding vegetation;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low or open front fences.

THREATS/ISSUES




- Loss of historic buildings;
- 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
VEGETATION	<ul style="list-style-type: none"> To enhance the landscaped setting of dwellings. 	<ul style="list-style-type: none"> Ensure the retention of large trees. 	<ul style="list-style-type: none"> Removal of large trees. 	
SITING	<ul style="list-style-type: none"> To maintain and enhance the existing streetscape rhythm and enhance the area's leafy feel. 	<ul style="list-style-type: none"> 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. Ensure buildings in the heritage overlay are setback in line with or behind the adjoining heritage buildings in accordance with Council's Heritage Policy. Ensure side setbacks reflect the prevailing streetscape spacing. Ensure buildings are sufficiently setback from rear boundaries to maintain the open, backyard character of the immediate area where this exists. Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention of large trees. Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings. 	<ul style="list-style-type: none"> Dwellings set too far forward or back. 	 <p>Front setbacks</p>  <p>Front setbacks</p>  <p>Siting on corner sites</p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure buildings integrate with the scale of buildings in the street. To ensure new development transitions in height between different scales. 	<ul style="list-style-type: none"> Ensure buildings are no higher than 3 storeys. Ensure upper level additions to historic buildings are setback to minimise their visibility. Ensure buildings on lots adjoining the Yarra River are designed to sit comfortably within the surrounding tree canopy. 	<ul style="list-style-type: none"> New built form elements at the interface that are more than 1 storey above the height of adjoining built form. Large bulky buildings that dominate adjoining dwellings. Buildings that exceed the height of tree canopies in the immediate area and detract from views from the Yarra River parklands. 'Block-like' apartment buildings which have a footprint that is both wide and deep. 	 <p>Integrate with treed setting</p>  <p>Minimise visibility of upper level extensions</p>  <p>Preferred apartment building layout</p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and articulation complements and enhances the character of the streetscape. 	<ul style="list-style-type: none"> Break buildings into separate elements and use different colours and materials that integrate with surrounding buildings and enhance the streetscape character. Ensure new dwellings and visible additions complement the historic buildings in the precinct. Ensure rooflines of new buildings, extensions and additions in heritage overlay areas, incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings. Use muted colours and building materials for building elements visible from the Yarra River parklands. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered facades. Period reproduction design. 	 <p><i>Integrate with heritage streetscapes</i></p>  <p><i>Avoid bland design</i></p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low to medium front fence heights. To maintain views of front gardens. To ensure fences in front of heritage properties are appropriate to the era and design of the house. 	<ul style="list-style-type: none"> Ensure front fences are no more than 1.5m or the average fence height in the street (whichever is less). Ensure the retention of original front fences where heritage overlays apply. 	<ul style="list-style-type: none"> High solid front fences. Fence designs that are inappropriate to the era and style of the dwelling. 	 <p><i>Avoid high front fences</i></p>
CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To ensure basement or under-croft parking areas do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> 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. Where possible, locate the entry to basement garages to the side or rear of dwellings so they are not visible from the street. Ensure basement entrances are setback at least 5m from the primary street frontage and 1m behind the front wall of the building. 	<ul style="list-style-type: none"> Basement ramps that commence at the street frontage. Basement garages accessed from the primary street frontage on lots with a frontage less than 10m wide. Basement garage doors set forward of the building line. Driveways, basements and ramps that cover the extent of the site. 	

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 500m²), 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>.