

Precinct Statement

Adopted 24 September 2012, updated October 2013



***Note:** For more detailed map see page 7



DESCRIPTION

Precinct 17 contains 6 pockets of land in Kew, Hawthorn and Hawthorn East, some of which are within heritage overlays due to their consistent, generally Victorian era building stock.

These pockets are grouped together as they share a unique historic character created by the prevalence of buildings constructed prior to 1920. These buildings are mostly single storey, constructed from timber, brick and masonry with metal or slate pitched roofs.

This precinct has a distinctly inner-urban feel created by regular, small lot frontages (5 to 10m), and narrow side setbacks. This compact feel is emphasised by the consistently small front setbacks (less than 5m) allowing for small front gardens behind low to medium high front fences.

The streetscape is characterised by narrow footpaths, the absence of nature strips on many streets and small to medium sized street trees. Many streets, such as Edgevale Road, have a village quality due to the narrow street widths and close set houses.

On-site vegetation is less prevalent in this precinct compared to other parts of Boroondara. An increase in vegetation would enhance the precinct.

On-site car parking, where it exists, is generally located to the side or rear of the property, often accessed from rear laneways.

Overall, the historic dwellings and predominantly single storey scale creates a consistent, historic, inner-urban character.

Design Guidelines

KEY CHARACTERISTICS

- Historic character;
- Predominantly pre 1920s housing;
- Mostly single storey dwellings;
- Pitched roofs;
- Consistent, 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 the front boundary 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


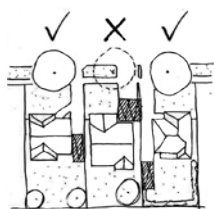
- Loss of historic buildings;
- Buildings that appear bulky and 'box' like;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- High front fences that disrupt the rhythm of the street; and
- Car parking structures in front setbacks that obscure views of the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

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
LOT FRONTAGE	<ul style="list-style-type: none"> To maintain the existing fine grain streetscape rhythm. 	<ul style="list-style-type: none"> Retain existing narrow lot frontages. 	<ul style="list-style-type: none"> Consolidation of the existing narrow lots into larger lots. 	
SITING	<ul style="list-style-type: none"> To maintain the consistent streetscape rhythm. To enhance the landscape character of streetscapes by providing sufficient space for vegetation. 	<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 are setback from at least one side boundary in accordance with the prevailing streetscape spacing. 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 new development on a corner site is adequately set back to provide a transition between the adjoining buildings. Provide a secluded private open space with a minimum dimension of 4m to enable the planting and retention of large trees. 	<ul style="list-style-type: none"> Dwellings set too far forward or back. 	 <p>Side setbacks</p> <p>Siting on corner sites</p> <p>Front setbacks</p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the predominantly single storey scale and pitched roof character of the precinct. To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm. 	<ul style="list-style-type: none"> Ensure new buildings are composed of facades that contain a single storey element with recessive upper levels. Ensure upper level additions to existing single storey dwellings are sufficiently setback to minimise their visibility. Ensure visible roof forms integrate with the pitched roofs in the streetscape. Ensure development of wide lots replicates the fine grain pattern of development in the precinct. 	<ul style="list-style-type: none"> Flat or curved roofs. Large bulky buildings or extensions that dominate the precinct's historic buildings and streetscapes. 	 <p>Maintain single storey streetscape scale</p> <p>Minimise visibility of upper level extensions</p> <p>Integrate with pitched roofs</p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and facade articulation integrates within the streetscape. 	<ul style="list-style-type: none"> Use building articulation, including contemporary materials that integrate with the streetscape character. Ensure the integration of front verandas and awnings into the facade design where this is a characteristic of the streetscape. Ensure materials, colours and facade articulation, including the size and spacing of windows, integrates with the streetscape. 	<ul style="list-style-type: none"> Large areas of glazing to the street. Bland design such as sheer or plain rendered facades. 	 <p>Integrate with heritage streetscapes</p> <p>Avoid bland design</p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low to medium front fence heights. To ensure fences in front of heritage properties are appropriate to the era and design of the house. To maintain views of front gardens. 	<ul style="list-style-type: none"> Ensure front fences are no more than 1.5m or the average fence height of the four properties on either side (whichever is less). Ensure the retention of original front fences where heritage overlays apply. 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. 	<ul style="list-style-type: none"> High solid front fences. Fences designs that are inappropriate to the era and design of the dwelling behind. 	 <p><i>Avoid high front fences</i></p>
CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures. To ensure basement garages do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> 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. Ensure car parking structures, including entrances to basements, are setback at least 1m behind the dwelling facade and are designed to minimise their prominence. 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. Ensure basement entrances are setback at least 5m from the primary street frontage. 	<ul style="list-style-type: none"> Driveways and car parking structures that dominate front setbacks or obscure views of the dwellings. Basement ramps that commence at the street frontage. Basement garages that result in buildings with a 2.5 to 3 storey appearance from the street. Basement garages accessed from the primary street frontage on lots with a frontage less than 10m wide. 	 <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 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>.

Precinct Map

