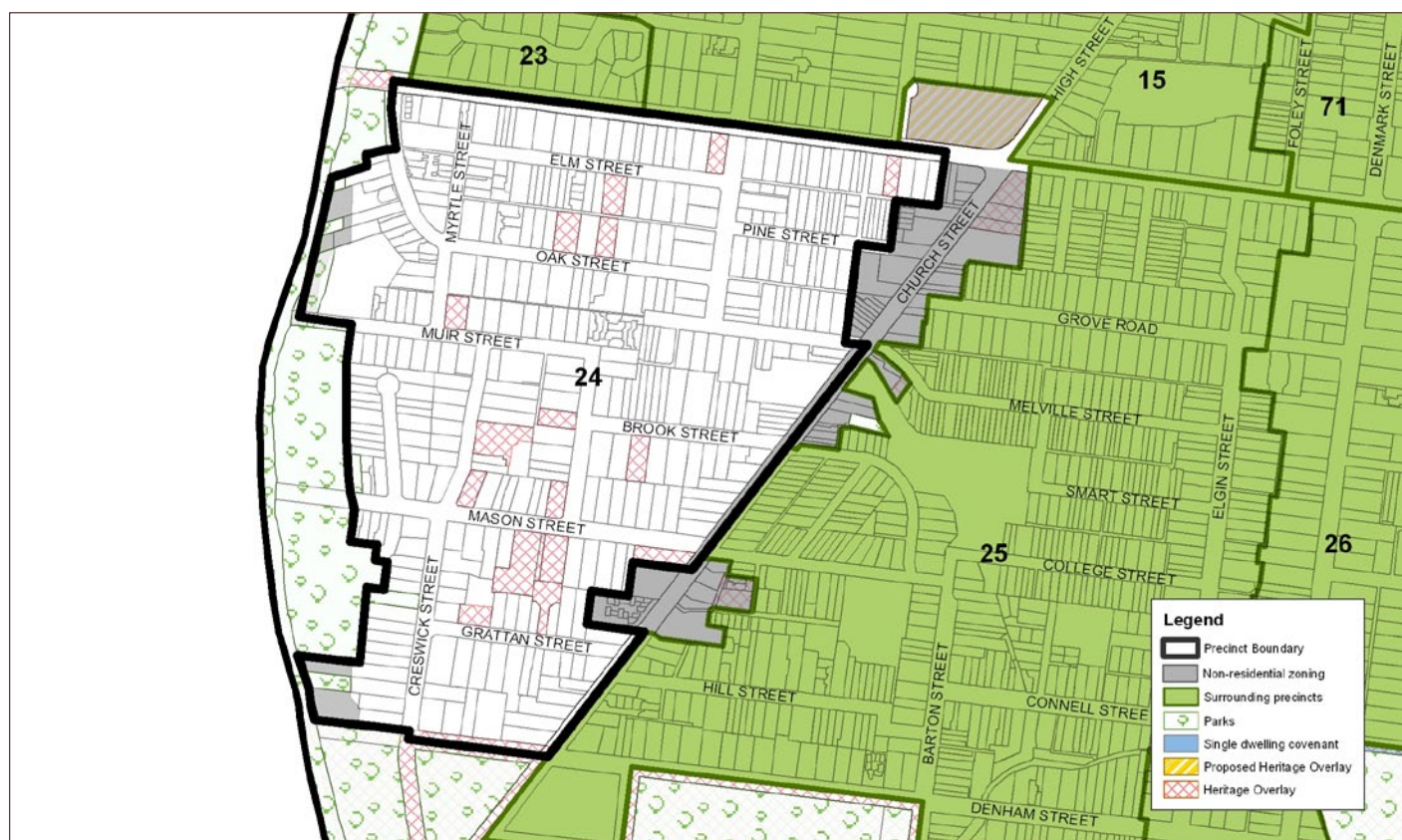


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 24 is situated between Barkers Road, Denham Street, Church Street and the Yarra River parklands in Hawthorn. Blocks on the western edge of the precinct slope down towards the river. A number of historic buildings are scattered throughout the area.

The precinct has a mixed character created by the large variety of building styles, from pre 1900s to contemporary designs, and mix of materials including brick, masonry, timber and cladding. Housing types include detached, semi-detached and attached dwellings as well as numerous apartment buildings.

Lot sizes vary with frontages from 5m to 10m and above in width. Roof forms vary from pitched forms for many historic single dwellings, to flat roofs for the later houses and apartment buildings.

Dwellings are typically 1 and 2 storeys and apartment buildings are 2 and 3 storeys. Front setbacks vary from street to street from less than 5m to 9m in some instances. Front fences are typically low to medium in height.

While rear gardens are generally small, most sites accommodate some mature trees or landscaping which provides greenery in an otherwise built up area. Street trees tend to

be small to medium sized, with the exception of Muir Street which has large Eucalypt street trees.

The properties on the western edge of the precinct adjoin the parklands associated with the Yarra River and are visible from these adjoining open spaces. The precinct benefits from city views from select locations.

Overall, the precinct has an inner-urban feel due to the narrow side setbacks, small to moderate front setbacks, narrow or absent nature strips in many streets, and typically smaller street trees.

Design Guidelines

KEY CHARACTERISTICS

- Mix of housing from the Victorian era to now;
- Mix of detached, semi-detached and attached dwellings;
- Numerous 2 and 3 storey apartments;
- Few nature strips;
- Low to medium high front fences; and
- Small rear 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 and enhances the landscape setting of dwellings. To ensure development adjoining the Yarra River parklands integrates within the river's natural, bushland setting. To protect current views of the CBD from public spaces.

This will be achieved by:


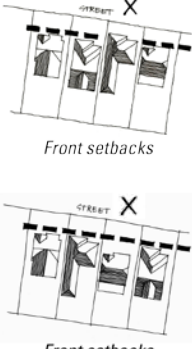


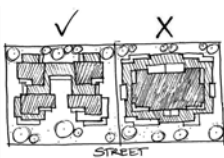
- Encouraging the retention of large trees;
- Ensuring buildings are consistently setback from the front boundary to retain and enhance the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape;
- Ensure new development protects the precincts' City views;
- 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 style front fences.

THREATS/ISSUES




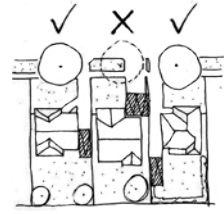
- Buildings that dominate the streetscape;
- Period reproduction design;
- Lack of soft landscaping / vegetation;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- High front fences that disrupt the rhythm of the street; and
- Removal / loss of large trees.

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 front gardens incorporate soft landscaping that complements the streetscape. Ensure the retention of large trees. 	<ul style="list-style-type: none"> Removal of large trees. Front gardens dominated by hard surfaces. Loss of front gardens. 	 <p><i>Encourage landscaped gardens</i></p>
SITING	<ul style="list-style-type: none"> To maintain and enhance the existing streetscape rhythm. To enhance the landscape character of the streetscape 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. 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><i>Front setbacks</i></p> <p><i>Front setbacks</i></p>  <p><i>Siting on corner sites</i></p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure buildings adjoining the Yarra River parklands integrate with the river's treed environment and maintain the natural setting of the corridor. To ensure buildings integrate with the scale of buildings in the street. To protect views of the city from public spaces. 	<ul style="list-style-type: none"> Ensure buildings are no higher than 3 storeys to the street. Ensure buildings on lots adjoining the Yarra River parklands are designed to sit comfortably within the surrounding tree canopy. Ensure new development respects the scale of the streetscape and creates a transition between the different scales within the immediate area. Ensure new development does not obscure views of the city skyline. 	<ul style="list-style-type: none"> Large bulky buildings or extensions that dominate the streetscape. 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. New built form elements at the interface that are more than one storey above the height of adjoining built form. 	 <p><i>Integrate with treed setting</i></p>  <p><i>Preferred apartment building layout</i></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 facade articulation integrates within the streetscape and the natural setting of the Yarra River parklands. To minimise period reproduction design. 	<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 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 façades. 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. 	<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. 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. 	 <p><i>Avoid high front fences</i></p>
CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the loss of front gardens and the dominance of car parking structures. To ensure basement or under-croft parking areas do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> 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. 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"> Driveways and car parking structures that dominate the front setback or obscure views of the dwelling. 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. 	 <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>.