

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 26 in Hawthorn is positioned between Barkers Road, Glenferrie Road, Power Street and Glenferrie Oval which forms a distinct southern edge to the precinct. The precinct also includes a small section at the southern end of Elgin Street, bounded by the rail line.

The majority of the precinct is within the Grace Park and Hawthorn Grove heritage overlay area (HO152) which is significant for its later Victorian and Federation era dwellings. A large proportion of the precinct is also covered by single dwelling covenants. The precinct has a distinctive curvilinear subdivision pattern and is bisected by the former Kew Branch Railway Line.

This precinct is predominantly characterised by single storey, detached brick and stone dwellings with slate or terracotta pitched roofs. The high ceilings and large roof forms of many dwellings means that the scale of the precinct is higher than other single storey areas. Some anomalies do occur throughout the precinct, including a row of 2 storey Victorian terraces at the southern end of Elgin Street, the California Hotel site on Barkers Road, scattered two storey Victorian mansions and apartment buildings on Barkers Road and Power Street, and the approved development at 97 Elgin Street. Some newer buildings also appear throughout the precinct.

Lots are generally between 10 to 20m wide with low and medium high timber and metal picket fences. Front setbacks are generous ranging from 5m to over 9m. This allows for medium to large front gardens which create a sense of spaciousness despite the small side setbacks. While rear gardens vary in size, they are generally well landscaped and contain mature vegetation.

The historic, leafy feel of the precinct is enhanced by deciduous street trees on most streets. The large allotments and the garden setting of dwellings allows for larger houses and creates a more spacious, suburban character compared to the more compact precinct to the west.

Design Guidelines

KEY CHARACTERISTICS

- Victorian and Federation era housing;
- Predominantly single storey, detached dwellings;
- Dwellings constructed of brick or stone;
- Medium front setbacks;
- Pitched roofs;
- Low to medium high front fences;
- Consistent, historic, leafy green character;
- Rear gardens of various sizes, generally with mature landscaping;
- Medium to large front gardens; and
- Distinctive curvilinear subdivision pattern.

PREFERRED CHARACTER STATEMENT

To maintain and enhance the single storey, leafy, historic character of the precinct.

This will be achieved by:

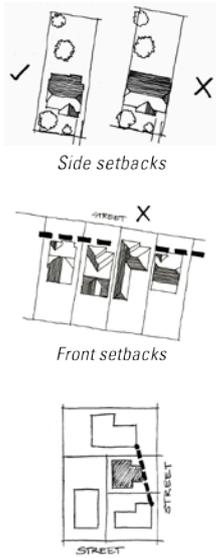
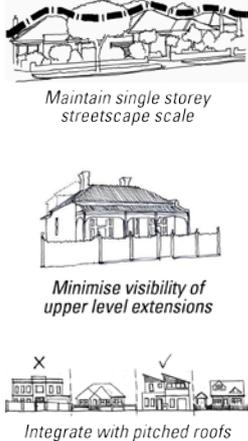
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are consistently setback from the front and side boundaries in accordance with the prevailing streetscape condition;
- 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 or open front fences in keeping with the era of the subject dwelling.

THREATS/ISSUES

- Loss of historic buildings;
- Boundary to boundary development;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- High front fences that disrupt the rhythm of the street;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of soft landscaping / vegetation; 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 maintain the leafy landscape character of the area. 	<ul style="list-style-type: none"> Ensure front gardens incorporate soft landscaping that complements the streetscape. Ensure 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 the consistent and detached streetscape rhythm. To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm. To maintain the existing well vegetated backyard character. 	<ul style="list-style-type: none"> 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 buildings are setback from both side boundaries in accordance with 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. Boundary to boundary development Dwellings built to or close to their rear boundary with other residential properties. 	 <p><i>Side 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 maintain the predominantly single storey scale and pitched roof character of the precinct. 	<ul style="list-style-type: none"> Ensure new buildings do not exceed the prevailing height of buildings in the streetscape when viewed from the street. Ensure upper level additions to existing dwellings are setback to minimise their visibility. Ensure visible roof forms integrate with the pitched roofs in the streetscape. 	<ul style="list-style-type: none"> Large bulky buildings or extensions that dominate the streetscape. Flat or curved roofs. 	 <p><i>Maintain single storey streetscape scale</i></p> <p><i>Minimise visibility of upper level extensions</i></p> <p><i>Integrate with pitched roofs</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 façade articulation integrates within the streetscape. 	<ul style="list-style-type: none"> Ensure materials, colours and façade articulation, including the size and spacing of windows, integrates with the streetscape. 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. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. Large areas of glazing to the street. 	<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 ensure the height and design of front fences are appropriate to the era of the dwelling and integrate with the streetscape. 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. Fence designs that are inappropriate to the era and design of the dwelling. 	<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 garages do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> Ensure car parking structures, including basement entries, 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. 	<ul style="list-style-type: none"> Driveways and car parking structures that dominate front setbacks or obscure views of the dwelling. 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. 	<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>.