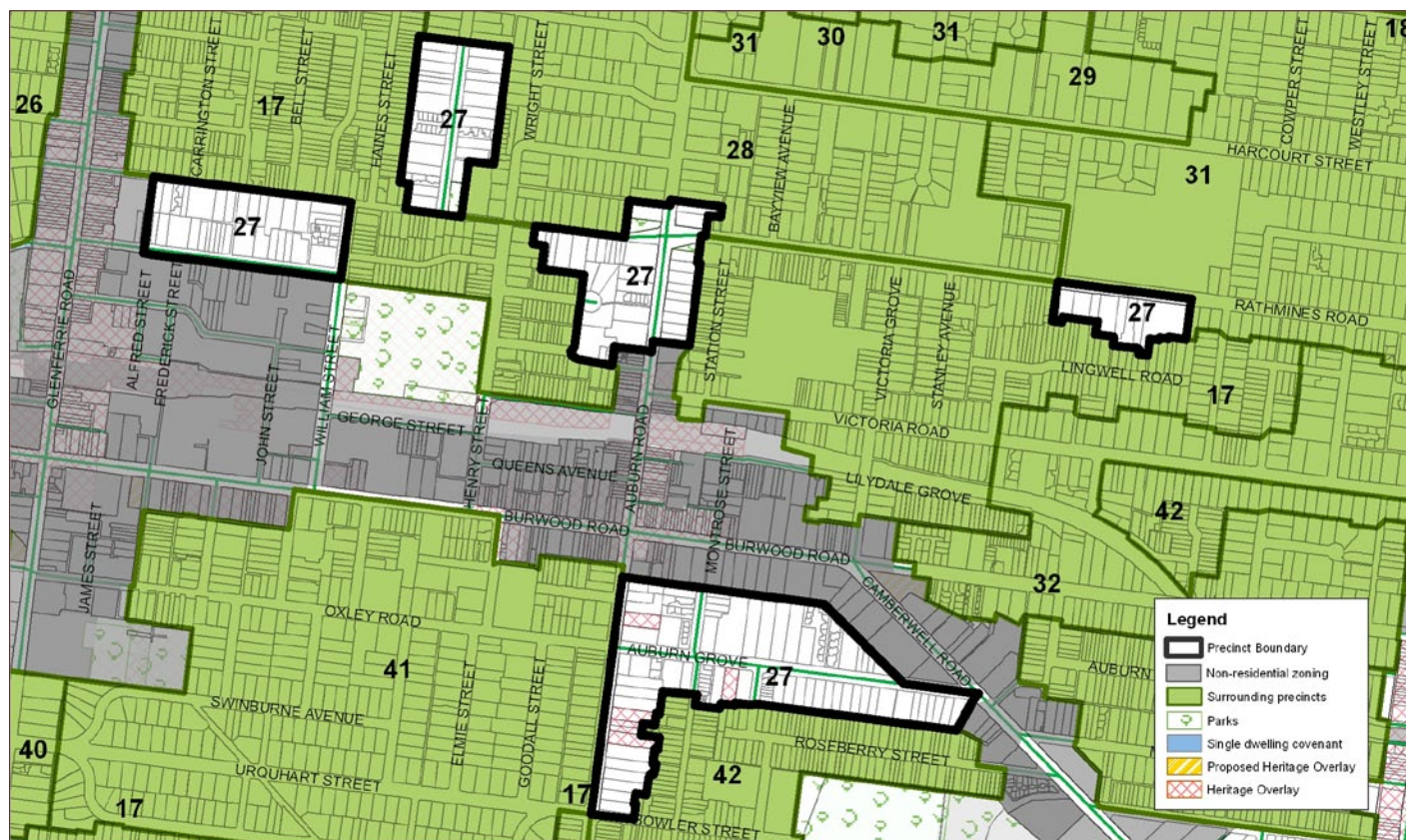


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 27 contains several pockets of land in Hawthorn and Hawthorn East. The precinct contains mainly 2 and 3 storey brick walk up flats interspersed with generally Victorian era single storey dwellings. While some of the older single dwellings and apartment buildings have pitched roofs, most of the post 1960's flats have flat roofs, typical of their era.

Front setbacks are generally narrow, at approximately 5m, providing for small gardens or landscaped areas of common property which softens the area's otherwise built up character.

Canopy street trees on Auburn Grove contribute to the amenity of the area.

While the apartment buildings are generally setback between 1m and 3m from side boundaries to accommodate side landscaping and driveways, the single dwellings in the precinct are generally set on or close to the boundary with other dwellings.

Car parking is generally located to the side or rear of most apartment buildings. Front fences vary from low to medium in height across the precinct.

Streets are wide, with generally narrow nature strips where they are present. These features along with high presence of apartment buildings creates an inner-urban feel.

Design Guidelines

KEY CHARACTERISTICS

- Generally 2 and 3 storey walk up flats;
- Dispersed single storey, Victorian dwellings;
- Small front setbacks;
- Low to medium height front fences; and
- Small front gardens or front setback areas.

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 which enhances the landscape setting of dwellings.

This will be achieved by:


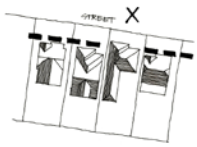

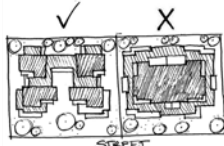

- Encouraging the retention of large trees and landscaped gardens;
- Ensuring buildings are consistently setback from the front boundary to retain and enhance the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and form of building in the streetscape;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low to medium height front fences.

THREATS/ISSUES


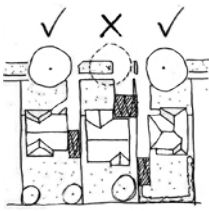
- Lack of soft landscaping / vegetation
- High front fences that disrupt the rhythm of the street
- Removal / loss of large trees; and
- Car parking structures in front setbacks that obscure views of the dwelling behind.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
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. Ensure dwellings provide space in side or rear setbacks that can accommodate the retention and planting 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. 	 <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 create a consistent streetscape that respects the surrounding suburban context. 	<ul style="list-style-type: none"> Ensure buildings are no higher than 3 storeys. 	<ul style="list-style-type: none"> 'Block-like' apartment buildings which have a footprint that is both wide and deep. 	 <p><i>Preferred apartment building layout</i></p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and facade articulation integrates within the streetscape. 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 use of contemporary design in preference to period reproduction styles. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. 	 <p><i>Avoid bland design</i></p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain and enhance the visual connection between the public and private realm. 	<ul style="list-style-type: none"> Ensure fences in front of apartment buildings maintain views of the building behind. Ensure front fences are no more than 1.5m or the average fence height of the four properties on either side (whichever is less). 	<ul style="list-style-type: none"> High solid front fences. 	 <p>Avoid high front fences</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 driveways and car parking structures, including basement entries, are located to the side or rear of dwellings. 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 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. 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>Location of car parking structures</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>.