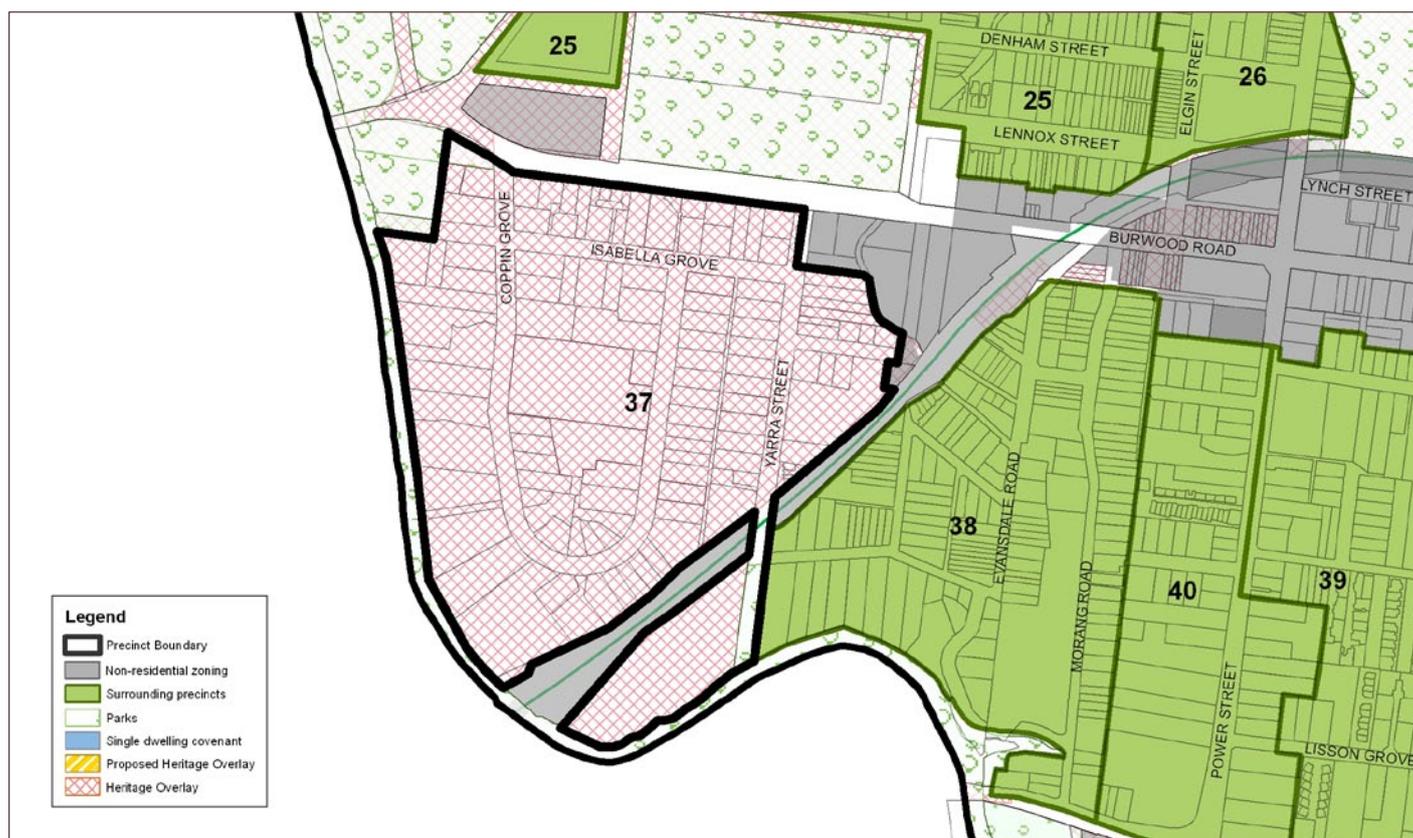


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 37 is broadly bounded by Burwood Road, Yarra Street and the Yarra River parklands which form a distinct edge to the southern boundary of this slightly sloping precinct in Hawthorn.

The precinct comprises the St James Park Estate heritage overlay area (HO163) which is significant for its Victorian mansions and large Federation and interwar dwellings.

Buildings are generally 1 and 2 storeys, with some 3 storey buildings present. Buildings are constructed from brick and masonry materials with pitched roofs. Side setbacks generally vary from 1m to 3m. Front fences are of a low to medium height.

The precinct has a spacious feel created by the larger block sizes, lot frontages (predominantly 10m or greater), moderate to large front setbacks (5m to 9m+) and generous, open rear gardens.

The rear gardens of properties on the west side of Coppin Grove are particularly large and extend down to the Yarra River. Many of these properties do not front the street, and are visible from the adjoining Yarra River parklands.

Design Guidelines

KEY CHARACTERISTICS

- Detached, 1 and 2 storey dwellings;
- Pitched roofs;
- Generously landscaped front gardens;
- Leafy green, established streetscape character;
- Large rear gardens;
- Low to medium high front fences; and
- Large blocks with wide frontages.

PREFERRED CHARACTER STATEMENT

To maintain the significance of the precinct's historic houses and to maintain and enhance the leafy streetscapes and garden setting of dwellings. To ensure development adjoining the Yarra River integrates with the river's natural setting.

This will be achieved by:

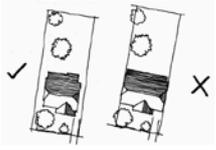
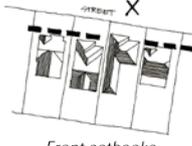
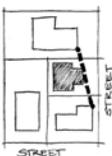
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are sufficiently setback from front and side boundaries to retain the existing streetscape rhythm;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Ensuring garages and carports 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

- Loss of historic buildings;
- Boundary to boundary development;
- Buildings that appear bulky and 'box' like;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of soft landscaping / vegetation;
- High front fences that prevent views of the dwelling behind or that disrupt the rhythm of the street; and

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	<ul style="list-style-type: none"> To maintain and 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 and sense of spaciousness. To maintain the existing spacious 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 too 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 ensure buildings integrate within the existing one and two storey scale of the precinct and do not disrupt the existing streetscape rhythm. To ensure buildings adjoining the Yarra River parklands integrate with the river's treed environment and maintain the natural setting of the corridor. 	<ul style="list-style-type: none"> Ensure new buildings do not exceed the prevailing height of buildings in the streetscape. Ensure upper level additions to existing dwellings are sufficiently setback to minimise their visibility. Ensure visible roof forms integrate with the pitched roofs in the streetscape. Ensure buildings on lots adjoining the Yarra River are designed to sit comfortably within the surrounding tree canopy. Ensure development follows the contours of the land and steps down in accordance with the slope of the site. 	<ul style="list-style-type: none"> Dominant new houses and building additions that undermine the integrity of the precinct's heritage buildings and historic streetscapes. Buildings that exceed the height of tree canopies in the immediate area and detract from views from the Yarra River parklands. 	 <p><i>Integrate with treed setting</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Minimise visibility of upper level extensions</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"> Ensure materials, colours and facade 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. 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 ensure the height and design of front fences is appropriate to the era of the dwelling and integrates 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 in the street (whichever is less). Ensure 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 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 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. 	<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>.