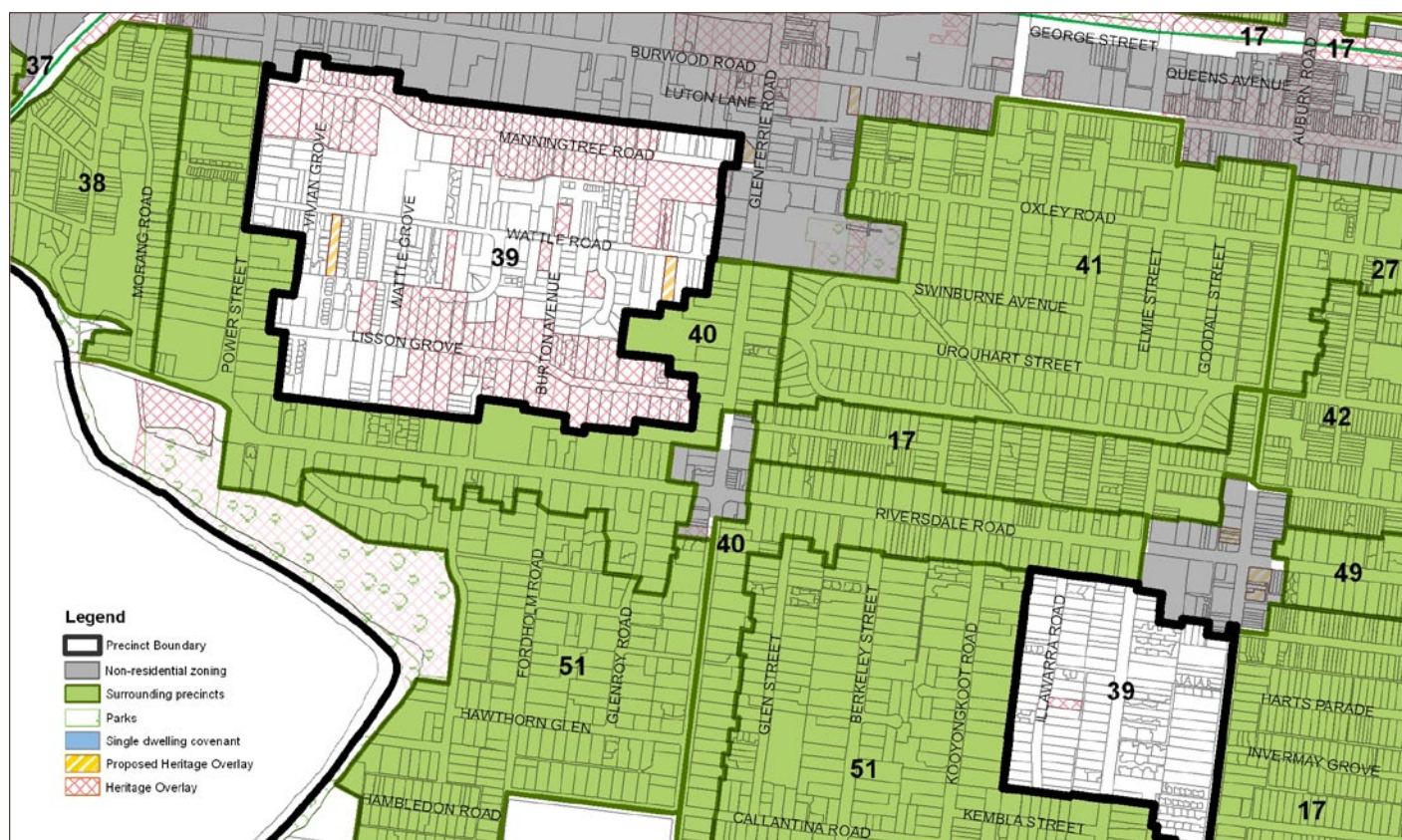


# Precinct Statement

Adopted 24 September 2013, updated October 2013



## DESCRIPTION

Precinct 39 consists of two pockets of land in Hawthorn; one located west of Glenferrie Road containing Manningtree Road, Wattle Road and Lisson Grove, and the other located east of Auburn Road, containing part of Auburn Road, Robinson Road and Illawarra Road. The majority of Manningtree Road and Lisson Grove are located in a heritage overlay due to the concentration of historic dwellings in these streets, mainly from the Victorian era.

The precinct is generally characterised by 1 and 2 storey dwellings, including many Victorian, Edwardian and interwar dwellings. The area around Illawarra Road contains more post-war and contemporary dwellings.

Lot frontages and front setbacks vary throughout the precinct, however frontages of 10m and front setbacks of approximately 5m are common. A number of 1 and 2 storey multi-unit villas have been constructed in some streets such as Robinson Road and Wattle Road. These developments often extend for the length of the block, yet generally present as single dwellings to the street. A small number of 2 and 3 storey walk up flats are also scattered throughout.

Roof forms vary from pitched roofs in the historic dwellings, to flat roofs which are common on the more contemporary houses and walk up flats.

While dwellings are generally detached, they are often located close to each other,

sometimes with one wall set on or close to the boundary. Rear gardens vary in size and degree of landscaping. Front fence heights are of a medium to high height.

As a whole this precinct has an eclectic, yet gentle inner urban feel, due to the historic building styles, limited side setbacks and narrow footpaths. The urban character of the area is softened by blocks with wider frontages, such as in Lisson Grove which has a slightly different feel, and the presence of dense landscaping within small to medium sized front gardens elsewhere. These gardens form a significant feature of the streetscape, despite the absence of street trees and nature strips in some areas.

# Design Guidelines

## KEY CHARACTERISTICS

- 1 and 2 storey, historic dwellings;
- Some 2 and 3 storey units and apartments;
- High presence of multi-unit villas that extend for the length of the block;
- Generally small front setbacks;
- Rear gardens of various sizes;
- Medium to high front fences.
- Pitched and flat roofs; and
- Narrow side setbacks.

## PREFERRED CHARACTER STATEMENT

To facilitate development of a diverse range of housing that integrates with the scale and form of buildings in the precinct, which respects the historic houses in the area and enhances the landscape setting of dwellings.

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 the front and side boundaries to retain the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Ensuring car parking structures do not dominate the streetscape;
- Encouraging design that integrates with the heritage styles of the precinct;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low or open style front fences.

## THREATS/ISSUES





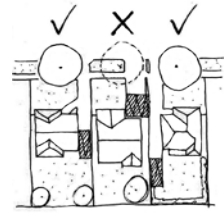
- Loss of historic buildings;
- Buildings that appear bulky and 'box' like;
- Buildings that dominate the streetscape;
- Period reproduction design;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Lack of soft landscaping/ vegetation;
- High front fences that prevent views of front gardens; and
- Removal/loss of large trees.

# Design Guidelines

## TABLE OF ELEMENTS

| CHARACTER ELEMENT               | OBJECTIVE   | DESIGN RESPONSE   | AVOID  | ILLUSTRATION  |
|---------------------------------|---|---|--|---|
| <b>VEGETATION</b>               | <ul style="list-style-type: none"> <li>To maintain and enhance the landscaped setting of dwellings.</li> </ul>  | <ul style="list-style-type: none"> <li>Ensure front gardens incorporate soft landscaping that complements the streetscape.</li> <li>Ensure the retention of large trees.</li> </ul>   | <ul style="list-style-type: none"> <li>Removal of large trees.</li> <li>Front gardens dominated by hard surfaces.</li> <li>Loss of front gardens.</li> </ul> |  <p><i>Encourage landscaped gardens</i></p>  |
| <b>SITING</b>                   | <ul style="list-style-type: none"> <li>To maintain and enhance the existing streetscape rhythm.</li> <li>To enhance the landscape character of streetscapes by providing sufficient space for vegetation.</li> </ul>  | <ul style="list-style-type: none"> <li>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.</li> <li>Ensure buildings in the heritage overlay are setback in line with or behind the adjoining heritage buildings in accordance with Council's Heritage Policy.</li> <li>Ensure side setbacks reflect the prevailing streetscape spacing.</li> <li>Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention of large trees.</li> <li>Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings.</li> </ul> | <ul style="list-style-type: none"> <li>Dwellings set too far forward.</li> </ul>   |  <p><i>Front setbacks</i></p>  <p><i>Siting on corner sites</i></p>   |
| <b>BUILDING HEIGHT AND FORM</b> | <ul style="list-style-type: none"> <li>To maintain the existing one and two storey scale of the precinct.</li> <li>To ensure buildings adjoining the Yarra River parklands integrate with the river's treed environment and maintain the natural setting of the corridor.</li> <li>To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm.</li> </ul> | <ul style="list-style-type: none"> <li>Ensure buildings are composed of facades that are no more than two storeys high to the street.</li> <li>Ensure third levels are setback and appear as a recessive element.</li> <li>Ensure upper level additions to historic buildings are setback to minimise their visibility.</li> <li>Ensure visible roof forms integrate with the pitched roofs in the streetscape.</li> </ul>  | <ul style="list-style-type: none"> <li>Three storey facades to the street.</li> <li>Large bulky buildings that dominate adjoining dwellings.</li> </ul>      |  <p><i>Maintain 1 &amp; 2 storey streetscape scale</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Minimise visibility of upper level extensions</i></p>  <p><i>Avoid 3 storey facades</i></p> |

# Design Guidelines

| CHARACTER ELEMENT                            | OBJECTIVE  | DESIGN RESPONSE   | AVOID  | ILLUSTRATION  |
|--|--|---|--|---|
| <b>BUILDING MATERIALS AND DESIGN DETAILS</b> | <ul style="list-style-type: none"> <li>To ensure building materials and articulation complements and enhances the character of the streetscape.</li> <li>To minimise period reproduction design.</li> </ul>  | <ul style="list-style-type: none"> <li>Break buildings into separate elements and use different colours and materials that integrate with surrounding buildings and enhance the streetscape character.</li> <li>Ensure new dwellings and visible additions complement the historic buildings in the precinct.</li> <li>Ensure rooflines of new buildings, extensions and additions in heritage overlay areas incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings.</li> </ul>  | <ul style="list-style-type: none"> <li>Bland design such as sheer or plain rendered facades.</li> <li>Period reproduction design.</li> </ul>   |  <p><i>Integrate with heritage streetscapes</i></p>  <p><i>Avoid bland design</i></p> |
| <b>FRONT BOUNDARY TREATMENT</b>              | <ul style="list-style-type: none"> <li>To enhance the consistency of front fence heights and increase views of front gardens.</li> <li>To ensure fences in front of heritage properties are appropriate to the era and design of the house.</li> </ul> | <ul style="list-style-type: none"> <li>Ensure front fences are no more than 1.5m or the average fence height in the street (whichever is less).</li> <li>Ensure the retention of original front fences where heritage overlays apply.</li> </ul>  | <ul style="list-style-type: none"> <li>High solid front fences.</li> <li>Fence designs that are inappropriate to the era and style of the dwelling.</li> </ul>   |   <p><i>Avoid high front fences</i></p>  |
| <b>CAR PARKING STRUCTURES</b>                | <ul style="list-style-type: none"> <li>To ensure basement garages do not increase the visual bulk of buildings.</li> <li>To minimise the dominance of car parking structures.</li> </ul>   | <ul style="list-style-type: none"> <li>Ensure car parking structures, including entrances to basements, are setback at least 1m behind the dwelling facade and are designed to minimise their prominence.</li> <li>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.</li> <li>Ensure basement garages are accessed from side or rear lane ways where possible.</li> <li>Ensure basement entrances are setback at least 5m from the primary street frontage and 1m behind the front wall of the building.</li> </ul> | <ul style="list-style-type: none"> <li>Driveways and car parking structures that dominate the front setback or obscure views of the dwelling.</li> <li>Basement ramps that commence at the street frontage.</li> <li>Basement garages that result in buildings with a 2.5 to 3 storey appearance from the street.</li> <li>Basement garages accessed from the primary street frontage on lots with a frontage less than 10m wide.</li> </ul> |  <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 500m<sup>2</sup>), 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>.