PRECINCT
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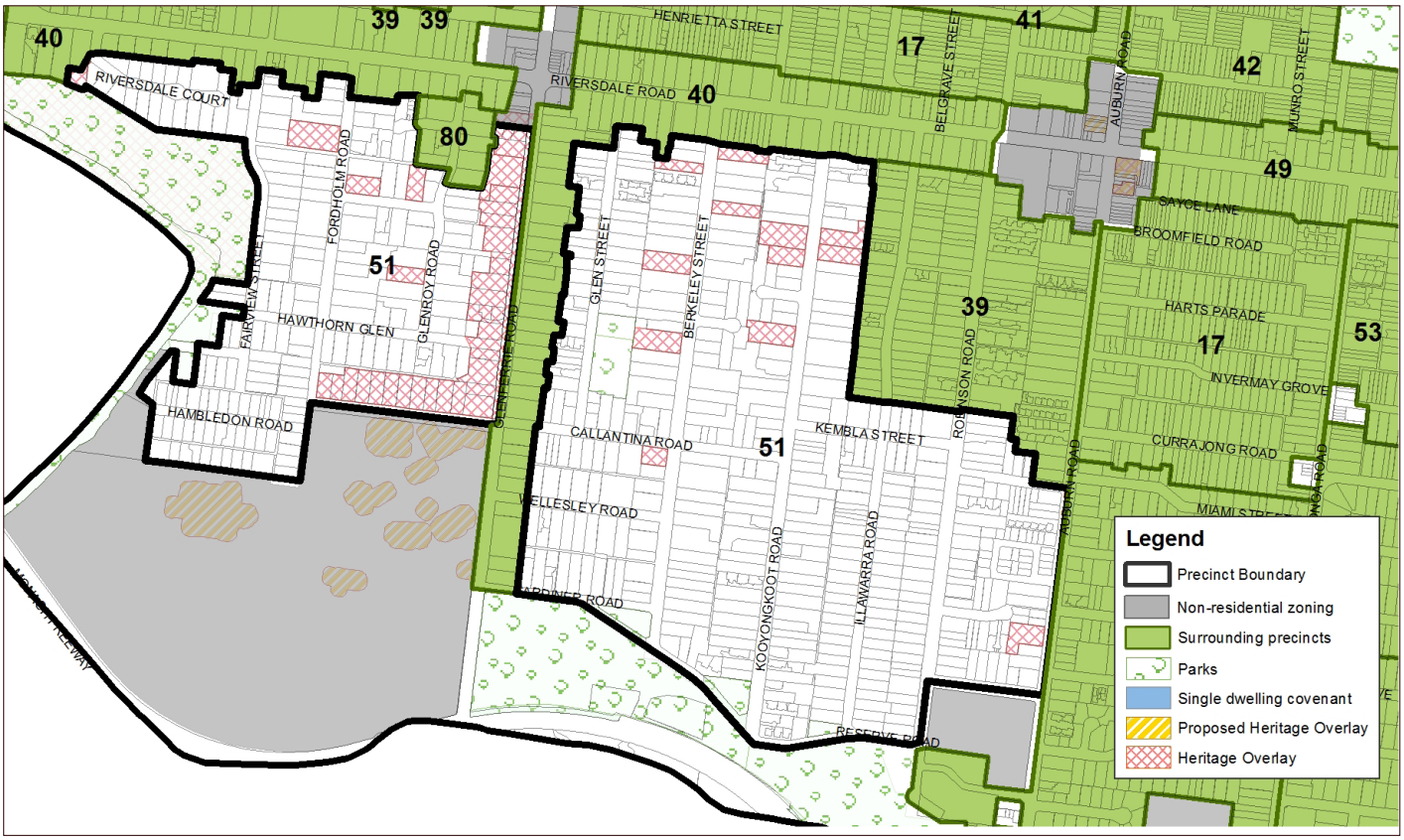
Precinct Statement

Adopted 24 September 2013, Re-adopted 23 May 2016



DESCRIPTION

Precinct 51 stretches on sloping topography from the southern-most tip of Power Street to Auburn Road, Hawthorn, and then south towards the Yarra River and Gardiners Creek. Part of the precinct is within the Glenferrie Hill heritage overlay area (HO149) which contains a number of Victorian and early Federation villas as well as various interwar dwellings and apartment buildings. The west side of the precinct adjoins Scotch College to the south.

The precinct contains a mix of buildings from the Victorian era to now, including detached bungalows, contemporary town houses and a small number of 2 and 3 storey apartment buildings from various eras. A number of large, contemporary 2 and 3 storey dwellings are located on Fairview Street which take advantage of the views across the Yarra River.

Most buildings are built from brick or masonry, generally with pitched roofs, however many contemporary dwellings and post war apartment buildings have flat roofs.

While dwellings are generally detached, they are often large and set close to each other, often extending to the boundary on one side.

Lots are generally 10 to 20m wide with front setbacks of 5 to 9m which allow for well vegetated front gardens. These gardens, along with the tall street trees, grassy nature strips and the mature vegetation in most rear gardens creates an established, leafy character.

Front fences vary in height, however medium to high fences are common.

This brochure provides guidelines for the design of new dwellings and dwelling extensions to ensure that proposals assist in achieving the preferred neighbourhood character for the precinct. The guidelines will be used to assess planning applications. They will also be used to assess applications for a report and consent to vary the Building Regulations.

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Design Guidelines

KEY CHARACTERISTICS

- Variety of building styles and eras;
- Predominantly 2 storey dwellings with some 3 storey dwellings clustered in and around Fairview Street;
- Moderate to generous lot frontages;
- Medium front setbacks;
- Well vegetated rear gardens;
- Well vegetated front gardens; and
- Leafy green character.

PREFERRED CHARACTER STATEMENT

To facilitate contemporary design that integrates within the existing streetscape scale and enhances the leafy, mature garden setting of dwellings.

To ensure development adjoining the Yarra River parklands integrates with the area'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;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
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- Ensuring car parking structures do not dominate the streetscape;
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- Encouraging design that integrates with the heritage styles of the precinct;
- Maximising soft landscaping and minimising areas of hard surfaces;
- Ensuring dwellings adjoining the Yarra River parklands are sited and designed to integrate with the surrounding vegetation; and

THREATS/ISSUES

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

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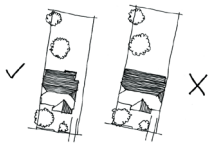
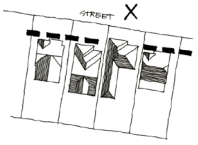
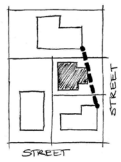
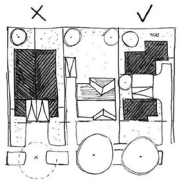
Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	• To maintain and enhance the well landscaped setting of dwellings.	• Ensure front gardens incorporate soft landscaping that complements the streetscape. • Ensure the retention of large trees.	• Removal of large trees. • Front gardens dominated by hard surfaces	 *Encourage landscaped gardens*
SITING	• To maintain and enhance the existing streetscape rhythm. • To maintain the existing backyard character and enhance the area's leafy feel.	• 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 buildings in the heritage overlay are setback in line with or behind the facade of adjoining heritage buildings in accordance with Council's Heritage Policy. • Ensure buildings are setback from at least one side boundary 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.	• Dwellings set too far forward. • Boundary to boundary development. • Dwellings built to or close to their rear boundary with other residential properties.	 *Side setbacks*  *Front setbacks*  *Siting on corner sites*  *Siting of units*
BUILDING MATERIALS AND DESIGN DETAILS	• To ensure building materials and articulation complements and enhances the character of the streetscape. • To minimise period reproduction design.	• Ensure new dwellings and visible additions complement the historic buildings in the precinct. • Ensure rooflines of new buildings, extensions and additions in the Heritage Overlay incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings. • Break buildings into separate elements and use eaves, overhangs and other design details to articulate the facade. • Use muted colours and building materials for building elements visible from the Yarra River parklands.	• Bland design such as sheer or plain rendered facades. • Period reproduction design.	 *Integrate with heritage streetscapes* *Avoid bland design*
FRONT BOUNDARY TREATMENT	• To maintain views of front gardens. • To ensure fences in front of heritage properties are appropriate	• Ensure the retention of original front fences where heritage overlays apply. • Ensure front fences are no more than 1.5m or the average fence height in the street (whichever is less).	• High solid front fences. • Fence designs that are inappropriate to the era and design of the dwelling.	 *Avoid high front fences*

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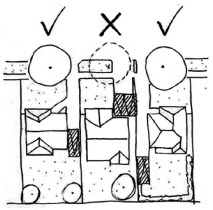
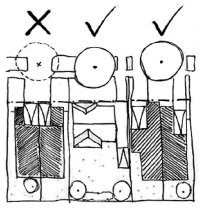
Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING HEIGHT AND FORM	• To maintain the predominately two storey scale of the precinct. • To ensure buildings 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.	• Ensure buildings are composed of facades that are no more than two storeys high to the street, other than in streetscapes where 3 storey facades predominate, such as on Fairview Street. • Ensure buildings on lots adjoining the Yarra River are designed to sit comfortably within the surrounding tree canopy. • Ensure attached side by side developments are designed to read as one dwelling within the streetscape. • Ensure development maintains the existing scale of the streetscape when viewed from the street, in streets with a 3 storey character.	• Three storey facades to the street where this is not characteristic. • Symmetrical presentation of side by side townhouses. • Buildings that exceed the height of tree canopies in the immediate area and detract from views from the Yarra River parklands.	 *Maintain double storey streetscape scale* *Integrate with treed setting* *Avoid symmetrical design*
CAR PARKING STRUCTURES	• 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.	• Ensure car parking structures are located to the rear of dwellings where rear access is available. • 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.	• Driveways and car parking structures that dominate the front setback or obscure views of the dwelling. • Adjoining garage doors facing the street in side-by-side townhouses. • 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.	 *Location of car parking structures*  *Avoid adjoining garages*

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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.

REVISIONS TO NEIGHBOURHOOD CHARACTER PRECINCT STATEMENT 51

- 23 May 2016- Update precinct boundary to include 2A Riversdale Court, Hawthorn (Amendment C222 Part 2).

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* .