

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 59 is a small precinct centred around Kaikoura Avenue, Hawthorn East. The precinct borders Toorak Road to the north, Tooronga Road to the east, Gardiners Creek to the south and a former gasworks site to the west. A commercial building is located on the south east corner of Tooronga and Toorak roads which is an anomaly in the precinct in terms of building type and scale.

This precinct is characterised by attached and semi-detached, 2 storey townhouses on small lots with frontages of 5m to 10m. Most dwellings were constructed since 1990 and have flat roofs.

Front setbacks of less than 5m are characteristic, as are small front gardens and rear courtyard gardens. Front boundaries are defined by low to medium high front fences in a range of styles and materials. Driveways and single garages are typically located in front setbacks, enhancing the compact feel of the precinct.

Mature, deciduous street trees line the majority of Kaikoura Avenue which provides the street with a shady feel. Evergreen trees line some of the other cul-de-sacs in the precinct.

Design Guidelines

KEY CHARACTERISTICS

- Post 1990 town houses;
- Attached and semi-detached, 2 storey townhouses;
- Narrow lot frontages;
- Small front gardens;
- Rear courtyards;
- Low to medium high front fencing;
- Driveways and garages in front setbacks in many instances; and
- Mature street trees on Kaikoura Avenue.

PREFERRED CHARACTER STATEMENT

To facilitate contemporary design that maintains the precinct's 2 storey scale and fine grain, town house character.

This will be achieved by:

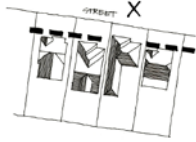







- Encouraging narrow dwelling frontages in accordance with the existing fine grain streetscape pattern;
- Encouraging low or open style front fences.
- Ensuring buildings are consistently setback from front boundaries to retain the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape; and

THREATS/ISSUES

- Buildings with wide frontages that appear bulky and 'box' like; and
- High front fences that disrupt the rhythm of the street.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
SITING	<ul style="list-style-type: none"> To maintain and enhance the existing streetscape rhythm. 	<ul style="list-style-type: none"> Ensure buildings are setback the average distance of the front setback of the adjoining properties on either side. Ensure the width of building frontages reflects the fine grain subdivision pattern in the precinct. 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 or back. Wide building frontages that disrupt the fine grain streetscape rhythm. 	 <p>Front setbacks</p>  <p>Front setbacks</p>  <p>Siting on corner sites</p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To maintain the existing two storey scale of the precinct. 	<ul style="list-style-type: none"> Ensure buildings are composed of facades that are no more than two storeys high to the street. Ensure third levels are setback and appear as a recessive element. 	<ul style="list-style-type: none"> Three storey facades to the street. 	 <p>Maintain 1 & 2 storey streetscape scale</p>  <p>Avoid 3 storey facades</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 eaves, overhangs and other design details to articulate the façade. 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. Period reproduction design. 	 <p>Avoid bland design</p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low to medium front fence heights. 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). 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. 	  <p>Avoid high front fences</p>

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
CAR PARKING STRUCTURES	<ul style="list-style-type: none">To ensure basement garages do not increase the visual bulk of buildings.	<ul style="list-style-type: none">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 garages are accessed from side or rear lane ways where possible.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">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.Basement garages accessed from the primary street frontage on lots with a frontage less than 10m wide.	

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>.