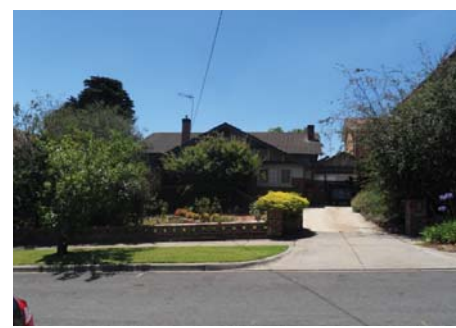


Precinct Statement

Adopted 16 November 2015



DESCRIPTION

Precinct 79 is a small precinct containing 8 properties in Gibney Street, Hawthorn.

Unlike the surrounding precincts, this precinct has a consistent streetscape of predominately one storey, detached dwellings. Only one two storey dwelling is present in the precinct.

Dwellings are built of face or render brick. Timber features and detailing are common.

All dwellings have pitched roof forms.

On-site car parking is generally located to the side or rear of buildings.

Front setbacks vary but are predominantly around 4m. Front setbacks have landscaped gardens which comprise low to medium height vegetation. Front fences are generally low in height and of brick construction.

All dwellings are detached and sit within allotments of approximately 550 sqm.

Side setbacks range from 1 metre to 3 metres.

Rear yards are small to medium in size. Landscaping in rear gardens varies greatly.

Street trees are present but are young and provide little canopy tree cover in the precinct. This gives the street an open urban feel.

The topography of the area allow for vistas to the city skyline and residential areas to the west.

The context of this precinct means that the character of this precinct will change over time to match the more eclectic character of the surrounding area.

Design Guidelines

KEY CHARACTERISTICS

- Detached single storey dwellings;
- Small front setbacks;
- 1m to 3m side setbacks;
- Rear gardens of various sizes;
- Low front fences of brick construction.
- Young street trees.

PREFERRED CHARACTER STATEMENT

To facilitate development of a diverse range of housing that integrates with the scale and form of existing buildings in the precinct.

This will be achieved by:


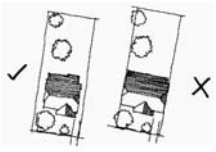
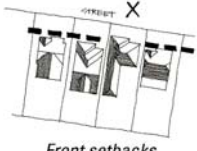

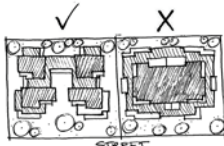

- Ensuring buildings are consistently setback from the front boundary to retain and enhance the existing streetscape rhythm;
- Ensuring new developments and additions respect form and scale of buildings in the streetscape;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low or open style front fences.

THREATS/ISSUES


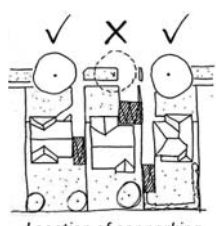
- Boundary to boundary development;
- Period reproduction design;
- High front fences that disrupt the rhythm of the street;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Removal / loss of large trees.

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 ample space is provided to retain and plant 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 buildings are setback from both side boundaries in accordance with the prevailing streetscape spacing. Ensure dwellings provide sufficient space in the rear gardens for vegetation such as screen planting. 	<ul style="list-style-type: none"> Dwellings set too far forward. Attached, 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>
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. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. Period reproduction design. 	 <p><i>Avoid bland design</i></p>
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure buildings integrate with the existing one and two storey scale of the precinct. To ensure new development transitions in height between different scales. 	<ul style="list-style-type: none"> Ensure buildings are composed of facades that are no more than two storeys high to the street. Ensure buildings are no higher than 3 storeys. Ensure buildings follow the contours of the land and step down in accordance with the slope of the site. Ensure new development protects the precincts existing views of the city skyline. Ensure buildings incorporate roof forms that integrate with the pitched roofs in the street. 	<ul style="list-style-type: none"> Flat or curved roof forms. Ensure buildings incorporate roof forms that integrate with the pitched roofs in the street. New built form elements at the interface that are more than 1 storey above the height of adjoining built form. 'Block-like' apartment buildings which have a footprint that is both wide and deep. 	 <p><i>Preferred apartment building layout</i></p>  <p><i>Integrate with pitched roofs</i></p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the existing open character of streetscapes. 	<ul style="list-style-type: none"> Ensure any higher front fence elements are transparent or composed of vegetation. Ensure the character of front fencing is maintained as low to medium in height. Fences over 1m should incorporate transparent elements that maintain the open feel of the area. 	<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 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 the front setback or obscure views of the dwelling. Basement ramps that commence at the street frontage. Basement garage doors set forward of the building line. 	 <p>Location of car parking structures</p>

General Information

ABOUT THE NEIGHBOURHOOD CHARACTER STUDY

The Neighbourhood Character Study was completed in 2012 and adopted by Council in October 2013.

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, heritage, access to services and sustainability.

In 2014 Council consulted with the community on the new residential zones that were applied using the precinct statements adopted by Council in October 2013. Through consultation some new neighbourhood character precinct were identified, bring the total number of precinct to 80.

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>.