

Precinct Statement

Adopted 23 May 2016



DESCRIPTION

Precinct 80 is a small precinct comprising a group of 2 to 3 storey apartment buildings at the northern end of Glenroy Road and part of Summerlea Grove, Hawthorn.

The area has a relatively dense, eclectic feel created by the mixture of apartment buildings in the precinct.

Buildings in the precinct are typically constructed of face, painted or render brick and have tiled pitched roof forms.

On-site car parking, where it exists, is

generally located to the rear, or under buildings.

Front setbacks are predominantly small and vary from less than 4m to 8m deep. Front setbacks are landscaped with low to medium height vegetation which helps to soften the facade of buildings.

Lot frontage widths are typically 18m to 20m. Front fences are generally low to medium in height and built of solid materials.

Buildings are typically set back 1 m to 3 m from side boundaries.

Street trees in Summerlea Grove are mature and irregularly spaced. They create a dense tree canopy which gives the street a leafy character and screens buildings from the street.

Glenroy Road has a more urban character due to its narrow nature strips, and high site coverage, which limit opportunities for street trees.

Design Guidelines

KEY CHARACTERISTICS

- Mixture of 2 to 3 storey apartments;
- Small to medium landscaped front setbacks;
- 1m to 3 m side setbacks ;
- Tiled pitched roof forms;
- Parking located to the rear or under buildings;
- Glenroy Road has, narrow nature strips
- and few street trees;
- Summerlea Grove has irregularly spaced mature street trees.

PREFERRED CHARACTER STATEMENT

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

This will be achieved by:


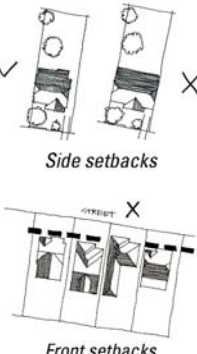

- Encouraging the retention of large trees;
- Ensuring buildings retain and
- enhance the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape;
- Ensuring design that integrates with the heritage buildings in the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces.

THREATS/ISSUES

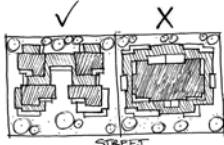

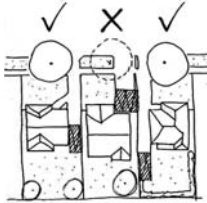
- Boundary to boundary development;
- Buildings that dominate the streetscape;
- Car parking structures in front setbacks that obscure views of the dwelling behind;
- Removal / loss of large trees.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	<ul style="list-style-type: none"> To maintain existing mature vegetation 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. Removal of street, that contribute to the character of the street. 	 <p><i>Encourage landscaped gardens</i></p>
SITING	<ul style="list-style-type: none"> To ensure dwellings integrate with their surrounds and do not dominate the streetscape. 	<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 space in side or rear setbacks that can accommodate the retention and planting of large trees. 	<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 articulation complements and enhances the character of the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Break buildings into separate elements and use varied setbacks, eaves, overhangs and other design details to articulate the facade. Use building materials that integrate with 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>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure buildings integrate with the scale of buildings in the street. To ensure new development transitions in height between different scales. 	<ul style="list-style-type: none"> Ensure buildings are no higher than 3 storeys. 	<ul style="list-style-type: none"> New built form elements at the interface that are more than 1 storey above the height of adjoining built form. Large bulky buildings that dominate adjoining dwellings. 'Block-like' apartment buildings which have a footprint that is both wide and deep. 	 <p><i>Preferred apartment building layout</i></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 the retention of original front fences where heritage overlays apply. Ensure fences in front of apartment buildings maintain views of the building behind. Ensure low front fences that are no more than the height of the fences on the two adjoining properties. 	<ul style="list-style-type: none"> High front fences. 	 <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 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><i>Location of car parking structures</i></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>.