

3.3 12 Hawthorn Grove, Hawthorn - Dwelling extension in a Heritage Overlay - PP23/0325

12 Hawthorn Grove, Hawthorn

Application no.: PP23/0325

Responsible director: Scott Walker, Director Urban Living

Authorised by: Joel Elbourne, Manager Urban Planning

Report officer: Kelly Caporaso, Principal Planner

Executive Summary

It is proposed to extend the existing dwelling at 12 Hawthorn Grove, Hawthorn. This will include demolition of non-contributory additions and a two storey addition over a basement rumpus room. The dwelling is graded as being 'Significant' within the Grace Park and Hawthorn Grove Heritage Precinct (HO152).

The application was advertised in October 2023 and 13 objections were received.

The key issues that need to be considered relate to demolition, building height and setback as well as the design detail and materials proposed. The proposal is considered acceptable for the following reasons:

- The extent of demolition is appropriate and retains all parts of the building worthy of heritage protection.
- The proposed extension is setback approximately 30m from the street and entirely behind the original dwelling's principal roof form.
- Permit conditions can ensure that the addition interfaces appropriately with the heritage building so that it is easily distinguishable from the site's heritage fabric.
- The height of the proposed extension complies with Council's Heritage Policy sightline diagram and will have an acceptable level of visibility from the oblique views.
- Council's Heritage Advisor supports the proposal, subject to conditions. The conditions have been included within the Officer Recommendation.

Details of the proposal, discussion of objections and assessment against relevant planning controls and policies are contained in **Attachment 1 - Planning Assessment Report**.

Officers' recommendation

That the Urban Planning Delegated Committee resolve that a Notice of Decision to Grant Planning Permit PP23/0325 be issued for the partial demolition and construction of buildings and works to the existing dwelling at 12 Hawthorn Grove, Hawthorn in accordance with the plans advertised on 24 October 2023 subject to the following conditions:

Amended plans required

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions in an unlocked PDF. When the plans are endorsed they will then form part of the permit. The

plans must be substantially in accordance with the plans advertised 24 October 2023 but modified to show:

- a. The ground floor of the linking structure reduced in height to maintain the original dwelling's eave line and external cornice mouldings.
- b. The setback of the first floor 'linking structure' setback a minimum 0.5m from the outer eave line of the original dwelling without reducing any other boundary setback.
- c. The elevations and material schedule amended to replace the 'white render' to a muted colour such as beige, cream, taupe or similar, to the satisfaction of the Responsible Authority.
- d. The proposed side gates setback as follows:
 - i. The western gate setback behind the front bedroom's WIR window.
 - ii. The eastern gate setback behind the bay window associated with the lounge room.
- e. The proposed concrete aggregate associated with the driveway finished in a light colour to the satisfaction of Council.

Layout not to be altered

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

Permit to expire

3. This permit will expire if:
 - a. The development does not start within two (2) years of the issue date of this permit; or
 - b. The development is not completed within four (4) years of the issue date of this permit.

In accordance with Section 69 of the Planning and Environment Act 1987, the Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (1) within six (6) months afterwards if the development has not commenced; or
- (2) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant timeframe.



URBAN PLANNING Planning Officer's Assessment Report

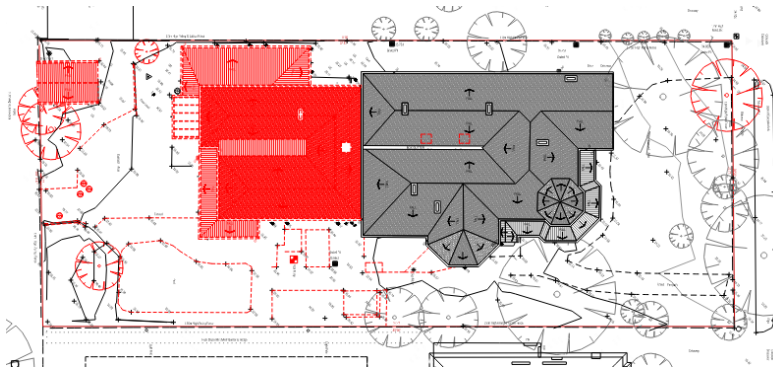
Dwelling extension in a Heritage Overlay

Application Number	PP23/0325
Date Application Received	08/05/2023
Planning Officer	Kelly Caporaso
Applicant	Page Stewart Pty Ltd
Property Address	12 Hawthorn Grove, Hawthorn
Zoning	Clause 32.09 - Neighbourhood Residential Zone - Schedule 3
Overlays	Clause 43.01 - Heritage Overlay
Particular Provisions	None
Permit Triggers	<p>Clause 43.01-1 (HO) of the Boroondara Planning Scheme, a permit is required to:</p> <ul style="list-style-type: none"> • Demolish or remove a building. • Construct a building or construct or carry out works.
Aboriginal Cultural Heritage	No
Covenant	No
Potential Overland Flow?	No
Advertised?	Public notice of the application was given on 24 October 2023 by Council posting notices to abutting and nearby property owners and occupiers and by the display of a sign(s) on the site for a period of not less than 14 days.
Ward	Glenferrie
Number of Objections Received	13
Plans Assessed in this Report	Plans advertised in October 2023
Recommendation	Notice of Decision to Grant a Planning Permit, subject to conditions.

PROPOSAL

It is proposed to extend the existing dwelling at 12 Hawthorn Grove, Hawthorn. The dwelling is graded as 'Significant' within the heritage precinct.

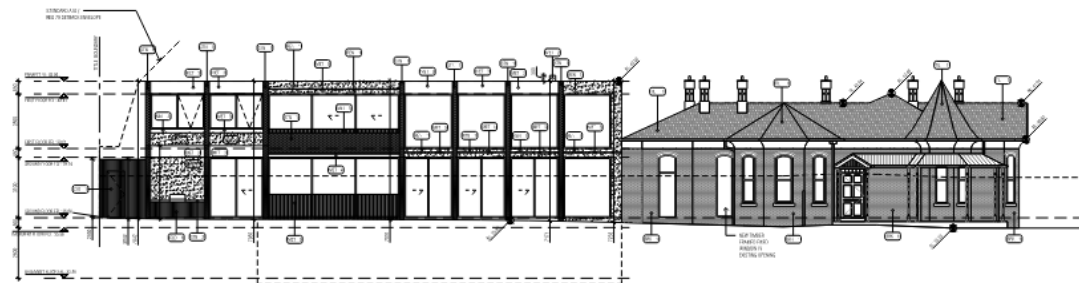
The proposed demolition comprises the rear 1970's addition and studio.



Above: Demolition Plan

It is proposed to construct a two-storey addition to the rear of original dwelling over a basement rumpus room. The proposed addition retains the original dwelling's roof form and is setback approximately 30m from the street. It includes a flat roof form with a mix of materials, which include white cement render, brick and metal cladding.

Car parking is provided via a three-car garage, which is accessed from the ROW at the rear of the site. The existing vehicle crossover to Hawthorn Grove is to be retained.



Above: Proposed east elevation

THE SITE

Width of Frontage	23.77m
Maximum Depth of Site	57.8m
Total Site Area	1373.9m ²
Easements	The subject site is not encumbered by any easements.
Fall of the Land	The site is generally flat with minimal fall across the allotment.



Above - Subject site

THE SURROUNDING AREA

The subject site is located within the Grace Park and Hawthorn Grove Heritage Precinct (HO152). This precinct is of heritage significance for the following (relevant) reasons:

- *The place is a concentrated and relatively intact precinct of generally high quality residential buildings of the later Victorian and Federation periods.*
- *The northern section- Kinkora Road and Hawthorn Grove - has a large concentration of 1880s housing in tighter patterns that are similarly characteristic of that earlier era, and is relatively intact. These streets were the first typically-scaled suburban development in Hawthorn, in contrast to the St James Park area which began as a mansion group.*

Dwellings in the area are predominantly characterised as large detached and semi-detached dwellings in garden settings. Dwellings are predominantly single or double storey with pitched tiled roofs.



Above: Aerial photograph (subject site highlighted)

To the east, the subject site abuts 14 Hawthorn Grove, which is occupied by a modern two storey dwelling with a basement car park. The dwelling is graded as 'non-contributory' within the Heritage Overlay.



Above: 14 Hawthorn Grove, abuts the subject site to the east.

To the east the subject site abuts 10 Hawthorn Grove, which is occupied by a two storey Victorian duplex. The dwelling has a party wall along its western boundary (with 8 Hawthorn Grove) and a driveway along the eastern boundary abutting the subject site. This building is graded as Contributory within the Heritage Overlay.



Above: 10 Hawthorn Grove, abuts the subject site to the west

PERMIT HISTORY

Details of previous applications for the subject site are as follows:

Subject Site			
Application No	Date of Decision	Decision	Description of Proposal
PP15/00548	23 June 2015	Approval	Construction of a driveway associated with existing dwelling in a Heritage Overlay in accordance with the endorsed plans.

REFERRALS

Please see full referrals in Appendix A to this report. A summary of each is provided below.

Internal Referrals

Heritage Advisor	<p>Supported subject to conditions.</p> <p>Council's Heritage Advisor supports the extent of demolition.</p> <p>The Advisor notes the proposed addition is well setback from the street and will not have a detrimental impact on the views of the original building from the public realm.</p> <p>Council's Heritage Advisor recommends alternations to the linking structure and colour palette. These amendments are included via recommended permit conditions.</p>
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GOVERNANCE ISSUES

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

CONSIDERATIONS

In assessing this application, consideration has been given to the following:

- The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act 1987*;
- Section 60 of the *Planning & Environment Act 1987*;
- The relevant provisions and decision guidelines of the Boroondara Planning Scheme including the decision guidelines of Clause 65; and
- The objections received.

This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

PLANNER'S ASSESSMENT

The following planning policies are relevant to the assessment of the current application:

- Clause 15 - Built Environment & Heritage
- Clause 15.03-1L - Heritage
 - Clause 15.03-1S - Heritage Conservation
 - Clause 15.03-1L - Heritage in Boroondara

Heritage

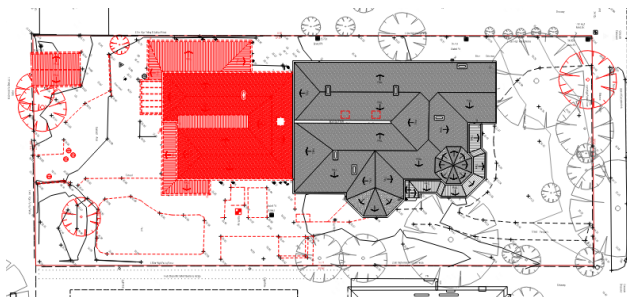
Demolition:

The subject site has a 'Significant' heritage grading within the Heritage Overlay. Council's Heritage Policy at Clause 15.03-1L seeks to preserve 'significant' heritage places, protecting all 'significant' heritage fabric including elements that cannot be seen from the public realm. The policy supports the demolition of non-original and non-contributory additions.

The proposed demolition is concentrated to the late 1970s rear addition and outbuildings. Council's Heritage Advisor supports extent of demolition noting the fabric proposed to be demolished is non-original and does not contribute to the heritage significance of the building.

The proposal retains all parts of the building worthy of heritage protection, including all design features such as original chimneys, decorative mouldings and the original roof form.

The extent of demolition is considered to be acceptable under the Heritage Policy and is supported by Council's Heritage Advisor. On this basis, the extent of demolition is acceptable.



Above: Demolition Plan



Above: rear 1970s addition to be demolished.

Alterations:

Council's Heritage Policy seeks to ensure alterations to original heritage buildings maintain the significance and integrity of the heritage place.

It is proposed to remove two windows from the original building's main wing to facilitate the installation of two new timber framed doorways. These windows are located along the east and west elevations.

Council's Heritage advisor notes the eastern façade's window has been clearly altered in the past, likely during the 1970's alterations. As such, they support the alteration of the window.

	
Above: Eastern window to be altered	Above: Western window to be altered

To the western window, it is proposed to retain the arched headed opening associated with the original window.

Council's Heritage Advisor supports the alteration to the western façade's window. They note the arched headed opening and the significant setback from the street frontage (of approximately 30m) results in the alteration having little (if any) appreciable impact to the public realm.

Additions:

Setbacks:

It is proposed to construct a two-storey addition to the rear of the original dwelling. The proposed double storey addition is proposed to be linked to the existing dwelling via a two storey linking structure.

Clause 15.03-1L seeks to encourage additions located to the rear of the heritage place and are sited and massed in a manner that does not detract or dominate the heritage

place. The policy notes this should be achieved by utilising a mix of setbacks, heights and physical separation as appropriate.

The proposed first floor is to be linked by a 'linking structure', which is setback behind the original dwelling. The proposed linking provides a distinct separation between the old and new parts of the dwelling. The proposed linking structure is a two-storey wall constructed flush with the external wall of the existing dwelling.

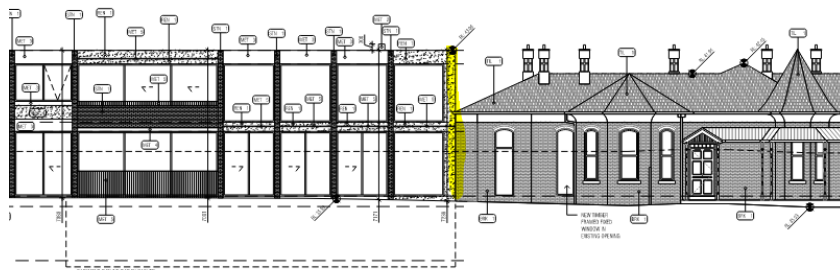
Council's Heritage Advisor recommends changes to the linking structure to with consideration to the dwelling's Significant heritage grading within the precinct.

At the ground floor, Council's heritage advisor suggests the height of the linking structures reduced to retain the original dwelling's eave line and external cornice moulding at the interface.

It is acknowledged the eave line and external cornice mouldings are not visible to the street frontage, however Council's Heritage Policy at Clause 15.03-1L seeks to preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.

As the eaves and cornice detailing are original architectural features of the building, these should be retained. Should a permit be granted, the following permit condition should be included:

- The ground floor of the linking structure reduced in height to maintain the original dwelling's eave line and external cornice mouldings.



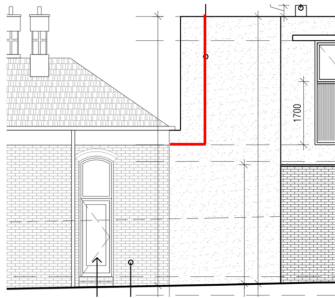
ELEVATION - EAST

Above: First floor linking structure highlighted.

At the first floor, Council's heritage advisor suggests recommends the linking structure be further setback 0.5m from the original heritage fabric. The increased setback of the upper level from the original dwelling will improve the distinction between the two parts of the dwelling.

Should a permit be granted, the following permit conditions should be included:

- The setback of the first floor 'linking structure' setback a minimum of 0.5m from the eave line of the original dwelling without reducing any other boundary setback.



Above: Extract of Heritage Referral with suggested building outline to be achieved via the recommended permit condition

The ground floor portion of the proposed addition is generally sited towards the site's western boundary (behind the principal roof form). This portion of the ground floor extension is anticipated to have some visibility from Hawthorn Grove when looking down the open driveway from the street. Council's Heritage advisor supports the extent of visibility with consideration to the significant setback from both the original dwelling's principal roof form and the street.



Above: Subject site's western boundary



Above: 3D render of the Visibility of the proposal from the street as viewed on the western oblique

Building Height:

Council's Heritage Policy seeks to facilitate sympathetic new buildings to preserve the presentation of the heritage place from the street.

The proposed extension has an overall building height of 7.4m above natural ground level. The height will protrude approximately 1m above the main ridgeline of the original dwelling.

Sight line diagrams have been provided by the permit applicant in accordance with Figure 1 of the Heritage Policy. The sight line demonstrates the height and setback of the proposed development will not detrimentally impact views or the understanding of the original building from Hawthorn Grove.

The height and visibility of the proposed development is supported by Council's Heritage Advisor.



Above: Sight line diagram



Above: 3D render of sightline diagram.

The two storey form will have a recessive appearance as viewed from the street by virtue of its significant setback. It is acknowledged the form will be partially visible from the oblique views along the western facade due to the location of the existing driveway. However, as there are examples of two storey buildings within streetscape, including on both abutting properties facing Hawthorn Grove, the height will not be out of character with the street.

The well-setback two storey height is consistent with the scale of development within the heritage precinct.

Roof Form

Council's Heritage Policy seeks to incorporate design details that complement the design of the heritage place whilst being a modern interpretation of the heritage surrounds.

The proposal has incorporated a flat roof extension. Council's Heritage Advisor supports this design detailing, as the rectilinear form of the proposed addition will allow it to be easily distinguished from the site's heritage fabric while also reducing its height and visibility.

Materials, surface finishes and details

Council's Heritage Policy seeks to ensure new development utilises materials and surface finishes that are complementary to the fabric of the heritage place.

The proposal includes a mix of materials including white cement render, with grey stone cladding articulation.

Heritage buildings within the streetscape predominantly comprise light natural renders and red brick. As such, Council's Heritage Advisor recommends the colour of the addition is modified to beige, cream, taupe or similar to be more sympathetic to the surrounding streetscape. This amendment will ensure that new built fabric as viewed from the public realm is appropriately visually recessive.

Should a permit be granted, a condition of permit will require the 'white render' to be amended to be a muted colour (such as beige, cream, taupe or similar) to the satisfaction of the Responsible Authority.

Fences

It is proposed to construct two new gates (a pedestrian and sliding driveway gate) to the existing timber picket front fence.

The proposed gates are to match the height, colour and style of the existing (non-original) front fence. The proposed gates to the existing front fence are therefore supported by both Council's Heritage Policy and Council's Heritage Advisor.

It is proposed to construct 1.8m high timber pedestrian gates for the east and west setbacks to divide the front and rear yard.

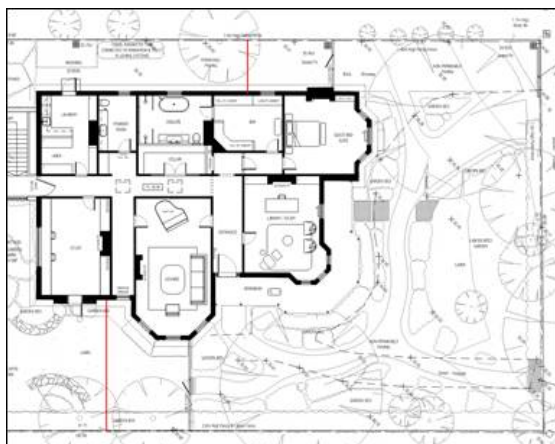
Council's Heritage Policy seeks to discourage the construction of high solid fences, which block the view of the principal façade of 'significant' places from the street. Council's Heritage Advisor notes the location of the proposed side fences are too far forward and will obscure 'significant' site fabric from the street. This includes the original chimney along the western elevation and bayed projection along the eastern elevation.



Above: subject site's eastern setback

Should a permit be granted, permit conditions will be included to setback the side gates to behind primary heritage features of the side elevations of the dwelling, as follows:

- Western setback. Fence recessed so that the chimney breast and window are visible to the street.
- Eastern setback. Fence setback behind bay window to ensure its visibility.



Above: Recommended revision to the siting of the proposed side fences achieved via permit conditions.

Clause 15.03-1L - Vehicle accommodation, outbuildings, and services

Council's Heritage Policy seeks to ensure works adjacent to laneways maintain the heritage significance of the laneway through the use of sympathetic materials and finishes.

It is proposed to construct a garage along the site's rear boundary, abutting the rear Right of Way (ROW). The ROW is characterised by garages and outbuildings built on the boundary. This siting is consistent with Council's Heritage Policy, which specifically preferences vehicle access from rear laneways.



Above: ROW at the rear of the subject site

The rear (southern) elevation is finished in brick with white render above. These materials are considered to be consistent with the existing character of the laneway. As per Council's Heritage Advisor's previous comments, the proposed white render of the first floor is to be replaced with a 'muted' colour such as beige. With this



Should a permit be granted, a permit condition will be included to require the concrete aggregate driveway material to be a lighter finish to Council's satisfaction.

OBJECTION RESPONSE

Summary of Objection	Planner's Comments
The building height overwhelms the host building and is not consistent with the heritage precinct. The height of the building extends above the chimneys of the original dwelling.	<p>The height of the proposed addition is acceptable given the significant setback from both the front façade and the street setback.</p> <p>The proposal complies with the Heritage Policy's sight line assessment and oblique view guidelines.</p> <p>The proposed height will not overwhelm the host building and is consistent with the scale of development within the heritage streetscape.</p> <p>The height of the building is considered to be acceptable with consideration to the setback from the chimneys. The height will not dominate the appearance of the building from the street.</p> <p>The proposal is considered to comply with Council's Heritage Policy and is supported by Council's Heritage Advisor.</p>
Inappropriate building materials	<p>Council's Heritage Advisor is generally supportive of the proposed building materials, noting they are distinctively modern, which is consistent with Council's Heritage Policy given they will be distinguishable from the original building.</p> <p>A condition has been recommended to alter the 'white render' to a more muted colour to better blend with the heritage colour scheme evident in the area.</p>
The building footprint is wider than that of the host dwelling and they see this as visible to the street.	The proposed addition will have some visibility from the western oblique. However, with consideration to the substantial setback from the street, the extent of visibility is anticipated by Council's Heritage Policy and is supported by Council's Heritage Advisor.
Overlooking	As the site is over 300sqm, off-site amenity considerations are not relevant to this

	application and will be assessed at the Building Permit stage.
The development is bulky and boxy and would not be visually recessive.	The proposed flat roof and rectilinear form of the proposed addition will allow it to be easily distinguished from the site's original heritage fabric. The modern form, which is clearly distinguishable from the heritage dwelling, is encouraged through Council's Heritage Policy.
Visibility of the first floor from Kinkora Road	The proposed addition is setback approximately 65m from Kinkora Road. Any visibility from Kinkora Road will appear recessive to the heritage streetscape.
Impact on the laneway	The proposal will have an acceptable impact on the laneway, which is characterised as a rear access lane with garages and outbuildings and as outlined in the assessment section of this report.

APPENDIX A - HERITAGE REFERRAL COMMENTS

Heritage Advisor	
Application Address:	12 Hawthorn Grove, Hawthorn
Application Number:	PP23/0325
Description of Proposal:	Partial demolition and construction of alterations and additions to existing dwelling in a Heritage Overlay (HO152)
VicSmart:	No
Section 57A Amendment:	No
Heritage Overlay No.	HO152
Grading:	Individually Significant
HO Precinct	Grace Park and Hawthorn Grove, Hawthorn
Relevant documents:	 PP23_0325 - Advertising Documents  PP23_0325 - Advertising Plans - 12
Pre-Application meeting:	No
Relevant Planning History:	N/A
Specific Planner's Instructions:	N/A
Era of Building:	Late Victorian/Federation (constructed 1899)
Statement of Significance	<p>Grace Park and Hawthorn Grove Precincts, Hawthorn, are of heritage significance for the following reasons:</p> <ul style="list-style-type: none"> - The place is a concentrated and relatively intact precinct of generally high-quality residential buildings of the later Victorian and Federation periods. - Hilda Crescent has an unbroken set of highly distinctive Federation house designs, and the mode continues in the adjacent streets. The area is characterised by mature gardens and street trees, filtering the light in the more southern streets, south of Kinkora Road, and giving the area a distinctive shaded character. The diagonal house compositions and curving streets in the Grace Park Precinct combine to create an informal and picturesque character. - The northern section - Kinkora Road and Hawthorn Grove has a large concentration of 1880s housing in tighter patterns that are similarly characteristic of that earlier era and is relatively intact. These streets were the first typically scaled suburban development in Hawthorn, in contrast to the St James Park area which began as a mansion group. - The Barkers Road section is more heterogeneous but does incorporate several

	<p>notable Federation and Bungalow designs. Clovelly Court is an impressive apartment group utilising garden villa forms, comparing with both the courtyard flats in the Fairview Park Precinct (HO148) and the more similar Corsewall Close (HO149).</p> <ul style="list-style-type: none"> - Located at the southern end of the precinct, the Michael Tuck Stand at the Glenferrie Oval is striking both for the way it draws on its red-brick domestic surroundings as it is for its 1938 modernity. - The precinct is visually unified by the shared, curving park based around the former Kew Railway line, that runs through the entire precinct from south to north and reads as a reminder of the precinct's early popularity as a commuter suburb. <p>Internal controls and external paint controls do not apply to this precinct.</p>
<p>Assessment against Clause 15.03 Heritage</p> <p>15.03-1L Significant heritage places strategies</p> <p>Retain significant built fabric and not normally allow demolition.</p> <p>Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building.</p> <p>Support the demolition of non-original and non-contributory additions.</p> <p>Ensure alterations, including restoration or reconstruction works, maintain the significance and integrity of the heritage place.</p> <p>Encourage reconstruction of features or finishes formerly removed, only where historic evidence of original or earlier appearance can be found.</p> <p>Ensure that materials and restoration techniques consistent with the historic period of the heritage place are used.</p> <p>Discourage the painting of previously unpainted surfaces. This does not apply to non-original features.</p> <p>Discourage the rendering of previously non-rendered surfaces.</p> <p>Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features.</p> <p>Discourage sandblasting of rendered, masonry or timber surfaces.</p> <p>Discourage the introduction of architectural features, unless there is evidence that they were originally present.</p> <p>Ensure development does not alter fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place including elements that cannot be seen from the public realm.</p>	

Ensure development does not obscure fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place that addresses the public realm.

Use materials and surface finishes that are complementary to the fabric of the heritage place.

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings.

Incorporate design details that complement the design of the heritage place (including the type and form of windows, doors, architectural features and verandahs), that are:

- **Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or are a replication of historic forms and detailing.**
- **Located and massed in a manner that does not detract from or dominate significant fabric of the heritage place (through siting and massing). This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate. This does not apply to commercial buildings.**
- **Located to the rear of the heritage place, where possible.**
- **Sympathetic with heritage fabric of the place rather than any 'non-contributory' elements of the place.**

Discussion:

Demolition:

It is proposed to demolish the following:

- Non-contributory late 1970s rear addition, including sunroom and carport, verandah to the southwest elevation and the internal door connecting to the original part of the building.
- Contemporary shed to the southwest corner of the site.
- Non-significant trees, landscaping, and pool.

Fabric proposed to be demolished is non-original and does not contribute to the significance of the property. Demolition is supported on this basis.

Alterations:

It is proposed to make the following alterations:

- Remove two windows from the original main wing (east and west elevations) to facilitate the installation of two new timber framed doorways.
- Remove sections of slate roof cladding to one original internal roof pane, to facilitate the installation of two skylights.
- Internal works.

Noting that internal controls do not apply, no issues are raised regarding proposed internal alteration. Further, no issues are raised regarding demolition of the window associated with the east façade as this window has been clearly altered in the past (likely during the 1970s alterations).

Proposed demolition of significant fabric - a window to the rear section of the west façade of the original wing of the house and small sections of slate roof to the inner valleys of the main roof - is limited, minor in nature and in locations that are not readily visible from the public realm (setback nearly 30 metres from the street frontage). It is a positive outcome that the arched headed opening associated with

the original window is to be retained which will allow these works to be reversed in future if required.

Additions/ New Buildings

New work includes the construction of a double storey addition with basement to the rear setback, a pool to the east, new gates within the existing timber picket fence and landscaping.

Siting

The double storey addition is proposed to be appropriately sited to the rear of the original main wing of the existing house, setback approximately 30.7m from the street frontage. Supported.

Façade Height and Setbacks

As noted above, the proposed double storey addition is to be setback approximately 30.7m from the front property boundary. This front setback is consistent with the surrounding precinct and will maintain the existing height character. Side setbacks will remain similar to the existing. Supported.

A double storey linking structure enclosing a stairwell is proposed to connect the original and proposed rear addition. It is recommended that the ground floor storey of the linking structure is reduced to avoid disrupting the eave-line and the existing external cornice moulding of the original building at the interface. Further, it is recommended that the setback associated with the upper storey is increased by at least 0.5m to ensure a clear separation of new and original fabric.

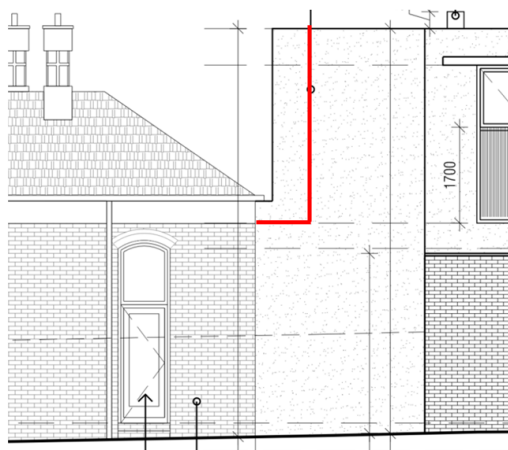


Figure 1. Suggested modification of the linking structure.

Building Height and Form

The overall building height of the proposed addition will be 7.4m above natural ground and will protrude approximately 1m above the main ridgeline of the original dwelling. As indicated by sightline assessment, this will not detrimentally impact views or understanding of the original building from the public realm. The rectilinear form of the proposed addition will allow it to be easily distinguished from the site's heritage fabric. Supported.

Roof Form

A flat roof form is proposed for the rear addition. While this will conflict with the pitched form of the main roof form, based on the proposed 30 metre front setback, the addition will be largely concealed from the public realm. Supported

Materials, surface finishes and details

It is proposed to finish the new addition in white textured rolled cement render, with grey stone cladding articulation. The prevailing materiality within the streetscape is

light natural renders and red brick. It is recommended that the colour of the addition is modified to beige, cream or taupe to be more sympathetic to the surrounding streetscape, noting that the rear addition will be partially visible from the public realm on the oblique angle (particularly, the east façade). This amendment will ensure that new built fabric as viewed from the public realm is as visually recessive as possible.

(See below for matters relating to fences, vehicle accommodation, outbuildings, services, landscaping, signage, commercial buildings and subdivision)

15.03-1L All places - fencing strategies

Retain original or early fences of 'significant' or 'contributory' heritage places.

Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places.

Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of 'significant' or 'contributory' places from the street.

Design fences for 'non-contributory' places to complement the heritage significance of the precinct, including its height, visual permeability, spacing of elements, materials and finishes.

All places - fencing policy guideline

Consider as relevant:

- *Designing fences to be consistent with The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (Richard Peterson, 1988).*

Discussion:

Two new gates are proposed to the existing (non-original) timber picket front fence: a pedestrian gate to the east and a sliding gate to the driveway to the west. The two proposed gates are to match the height, colour, and style of the existing front fence. Supported.

1.8m timber paling fences with pedestrian gates are proposed for the east and west setbacks to divide the front yard from the rear yard. The western fence is proposed to be located just north of the foremost original chimney and the eastern most is proposed to stem from the bayed projection to the east of the original building. It is submitted that the location of the proposed fences are too far forward and will obscure 'significant' site fabric. It is recommended that the fencing is further setback behind primary heritage features of the side elevations of the dwelling, as follows:

- Western setback. Fence recessed so that the chimney breast and window are expressed to the street.
- Eastern setback. Fence setback behind bay window component.

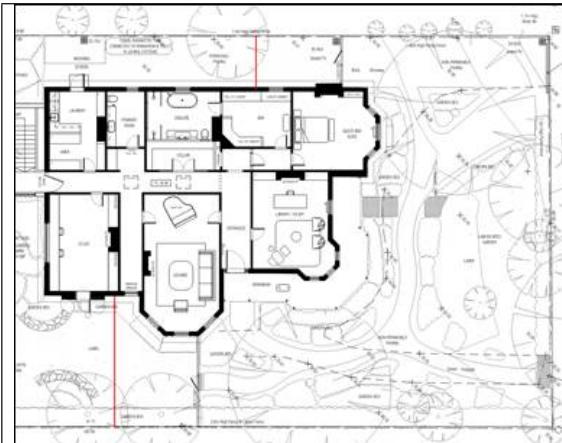


Figure 2. Recommended revision to the siting of the proposed side fences.

15.03-1L All places - landscape setting strategies

Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place.

Design hard and soft landscaping to not detract from the heritage values of the place.

Discussion:

Proposed soft landscaping comprising lawns and formal garden beds incorporating new and existing plantings will be sympathetic with the character of the heritage place and in keeping with the local heritage policy. Informal non-permeable paved pathways will be paved in natural stone as will areas of paving to the rear which is supported. Proposed landscaping to the rear part of the site will be contemporary in nature and have an appropriate relationship with the proposed addition and original house. Supported.

15.03-1L All places - vehicle accommodation, outbuildings and services strategies

Ensure vehicle accommodation and other services do not dominate heritage places.

Minimise new vehicle cross-overs for heritage places with narrow street frontage, where few or no crossovers exist or where rear laneway access is available.

Discourage the widening of vehicle crossovers, or the construction of large areas of paving or other hard surfaces in the front setback where this is not responsive to the heritage place, except in the interests of traffic safety.

Encourage the location of new carports, garages and outbuildings to the rear of the main building (excluding verandahs, porches, bay windows or similar

projecting features) except where the character of the heritage place supports the location of carports, garages and outbuildings to the side of the heritage building behind the main front building line.

Encourage any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials that complement the main building or the characteristics of the heritage precinct.

Discourage the location of swimming pools in the front setback.

Support rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only where they will not detract from the heritage significance of the place.

Avoid visible roof fixtures, such as solar panels, on the principal visible roof form.

Ensure visible roof fixtures are aligned with the profile of the roof and not mounted on protruding frames.

Discussion:

It is proposed to locate a garage to the rear of the new addition (accessed via the rear laneway) and a rainwater tank to the west elevation. Neither component will be visible from the public realm. Supported.

It is recommended that the proposed driveway material is amended to a lighter colour/finish to more in keeping with the broader heritage precinct.

Recommendations

1. On heritage grounds the works proposed in this application may be approved subject to the following conditions:

	Suggested condition	Explanation
1	Reduce the height of the linking structure at ground floor (below the eave-line of the main dwelling) and further setback the upper storey by at least 0.5m at the connection point.	Recommended revisions associated with the linking structure will avoid disrupting the eave-line and the existing external cornice moulding of the original building at the connection point and ensure a clear separation of new and original fabric.
2	Amend the colour of the proposed rear addition from white to beige, cream or taupe to be more sympathetic to the surrounding streetscape.	Noting that the rear addition will be partially visible from the public realm (oblique view of east façade) this revision will ensure that new built as viewed from the public realm is as visually recessive as possible.
3	Revise the location of the proposed 1.8m paling fences to be	The proposed location of the fences are too far forward and will obscure

	further setback behind primary heritage features of the side elevations, as follows: <ul style="list-style-type: none"> • Western setback. Fence recessed so that the chimney breast and window are expressed to the street. • Eastern setback. Fence setback behind bay window component. 	significant fabric associated with the place.
4	Amend the colour of the proposed driveway material to a lighter colour/finish.	A lighter colour/finish is more in keeping with the broader heritage precinct.

APPENDIX B - PLANNING POLICIES

Clause 15.03-1L 'Significant' heritage places

To preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.

To facilitate sympathetic new buildings which extend the life of 'significant' heritage places.

Consider the following policies (as appropriate):	Assessment
Demolition	✓ Complies
Conservation and alterations	✓ Complies
Additions and New Buildings	✓ Complies (with permit conditions)
Fences	✓ Complies (with permit conditions)
Landscape setting	✓ Complies
Vehicle accommodation, outbuildings and services	✓ Complies
Roads and laneways	✓ Complies

Residential Zone

The Garden Area provisions of the Boroondara Planning Scheme do not apply unless there is a permit trigger under the zone. In the case of this application, where a permit is required under the Heritage Overlay only, Garden Area will be assessed

under the Building Regulations. Regardless, the proposal appears to comply with the regulation, providing (approximately) 51% of the site towards Garden Area.

Clause 32.09-9 Maximum Building Height
--

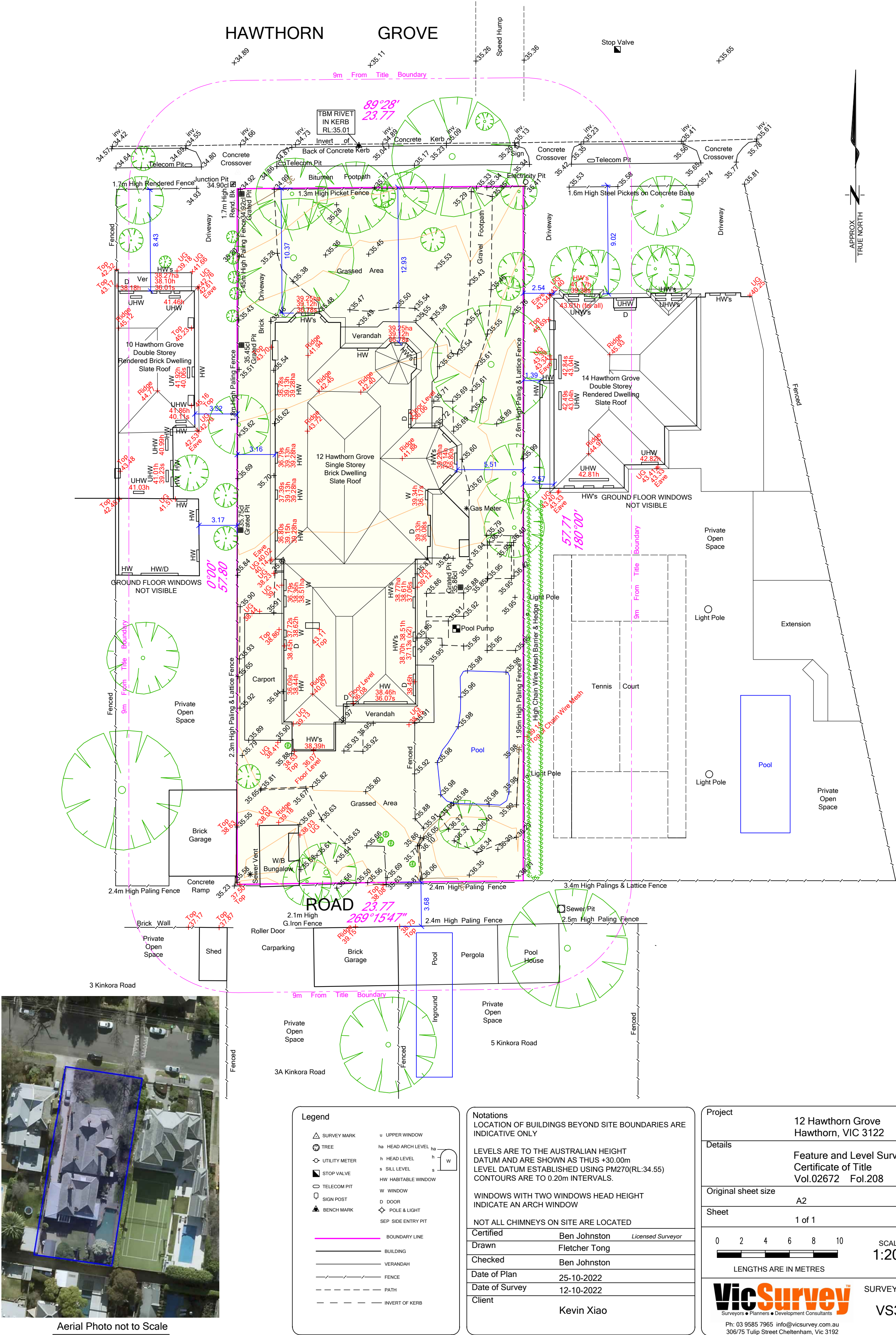
A building must not be constructed for use as a dwelling or a residential building that:

- Exceeds the maximum building height specified in a schedule to this zone; or
- Contains more than the maximum number of storeys specified in a schedule to this zone.

Mandatory Maximum Building Height (NRZ1, NRZ3)			
	Requirement	Proposed	Assessment
Building height requirement	9m or 10m	7.24m	✓ Complies
Maximum number of storeys	2	2	✓ Complies



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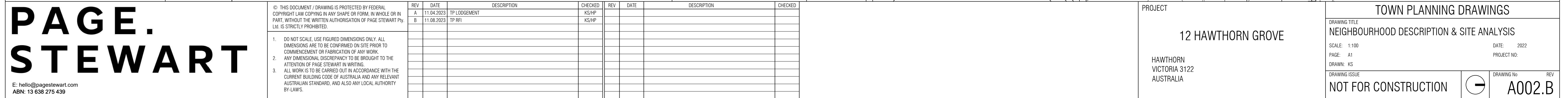
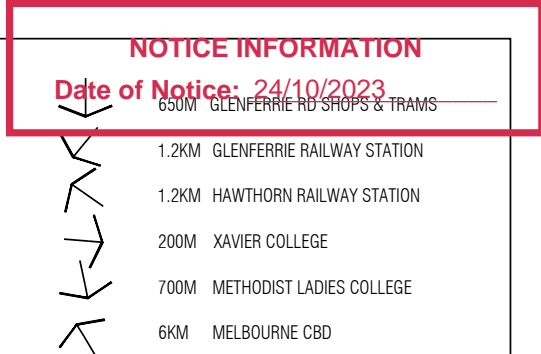
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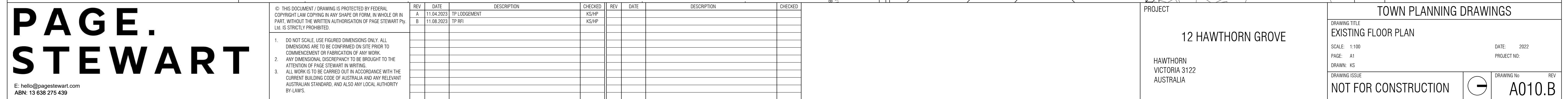
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|------|---|
| A001 | COVER PAGE |
| A002 | NEIGHBOURHOOD DESCRIPTION & SITE ANALYSIS |
| A010 | EXISTING FLOOR PLAN |
| A011 | EXISTING ROOF PLAN |
| A020 | EXISTING ELEVATIONS |
| A021 | EXISTING ELEVATIONS |
| A050 | DEMOLITION FLOOR PLAN |
| A051 | DEMOLITION ROOF PLAN |
| A060 | DEMOLITION ELEVATIONS |
| A061 | DEMOLITION ELEVATIONS |
| A100 | PROPOSED BASEMENT FLOOR PLAN |
| A101 | PROPOSED GROUND FLOOR PLAN |
| A102 | PROPOSED FIRST FLOOR PLAN |
| A110 | PROPOSED ROOF PLAN (DESIGN RESPONSE) |
| A200 | PROPOSED ELEVATIONS |
| A201 | PROPOSED ELEVATIONS |
| A250 | STREETSCAPE ELEVATIONS |
| A260 | SIGHTLINE ELEVATION |
| A261 | OBLIQUE VIEW DIAGRAM |
| A900 | SHADOW DIAGRAMS |
| A901 | SHADOW DIAGRAMS |
| A902 | SHADOW DIAGRAMS |
| A903 | SHADOW DIAGRAMS |
| A904 | SHADOW DIAGRAMS |
| A905 | SHADOW DIAGRAMS |
| A906 | SHADOW DIAGRAMS |

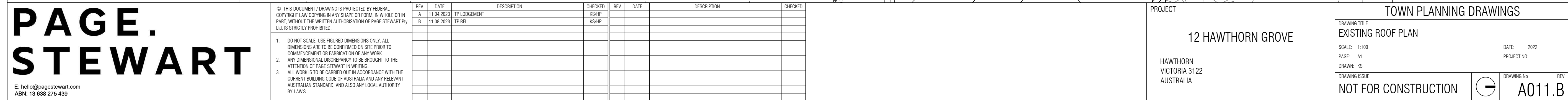
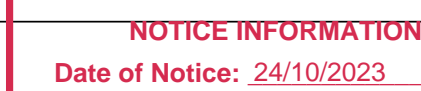


LOCATION PLAN
REFERENCE: LANDCHECKER

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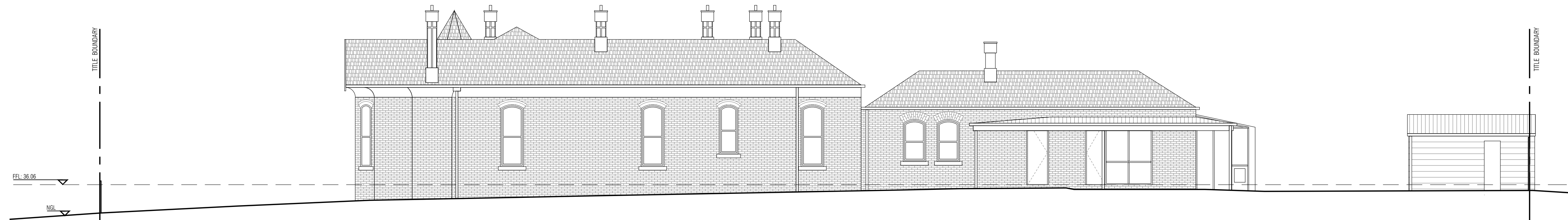




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<div>PROJECT</div> <div>12 HAWTHORN GROVE</div> <div> <div>HAWTHORN</div> <div>VICTORIA 3122</div> <div>AUSTRALIA</div> </div>	TOWN PLANNING DRAWINGS		
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	<div>DRAWING ISSUE</div> <div>NOT FOR CONSTRUCTION</div>		<div>DRAWING No</div> <div>A020.B</div>



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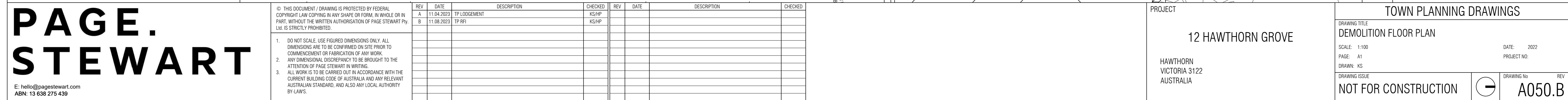
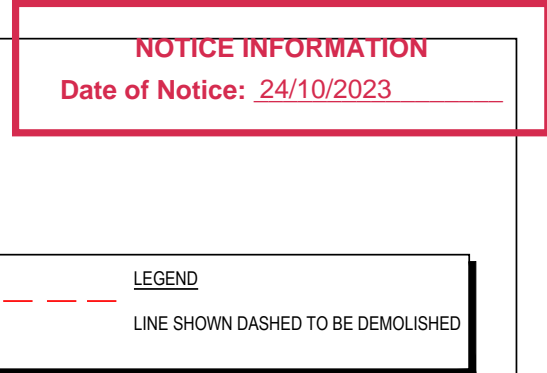
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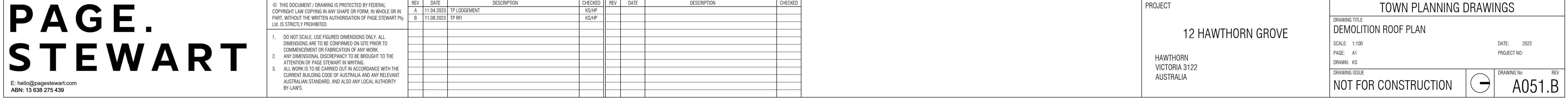
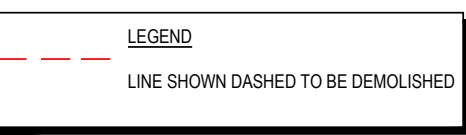
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HAWTHORN
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AUSTRALIA

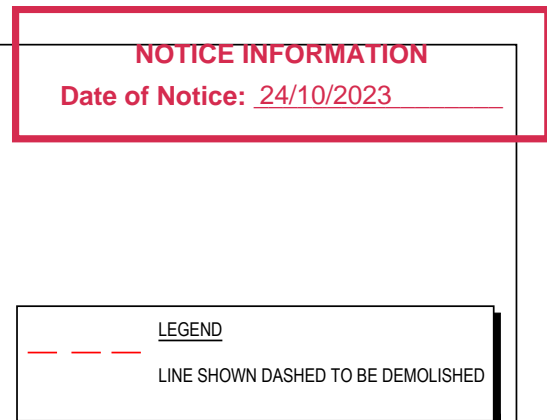
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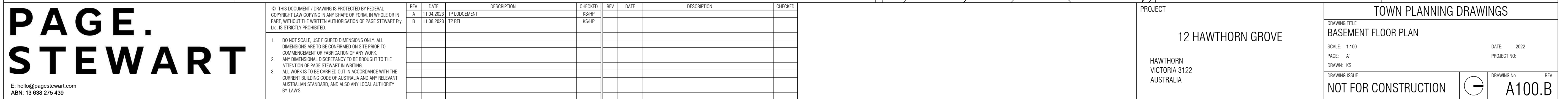
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PROJECT 12 HAWTHORN GROVE HAWTHORN VICTORIA 3122 AUSTRALIA	TOWN PLANNING DRAWINGS		
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	SCALE: 1:100	DATE: 2022	
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	DRAWN: KS		
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NOTICE INFORMATION

Date of Notice: 24/10/2023

AREA CALCULATIONS:

SITE AREA = 1373M²

EXISTING GROUND FLOOR AREA (INCLUDING OUTBUILDINGS) = 403M²

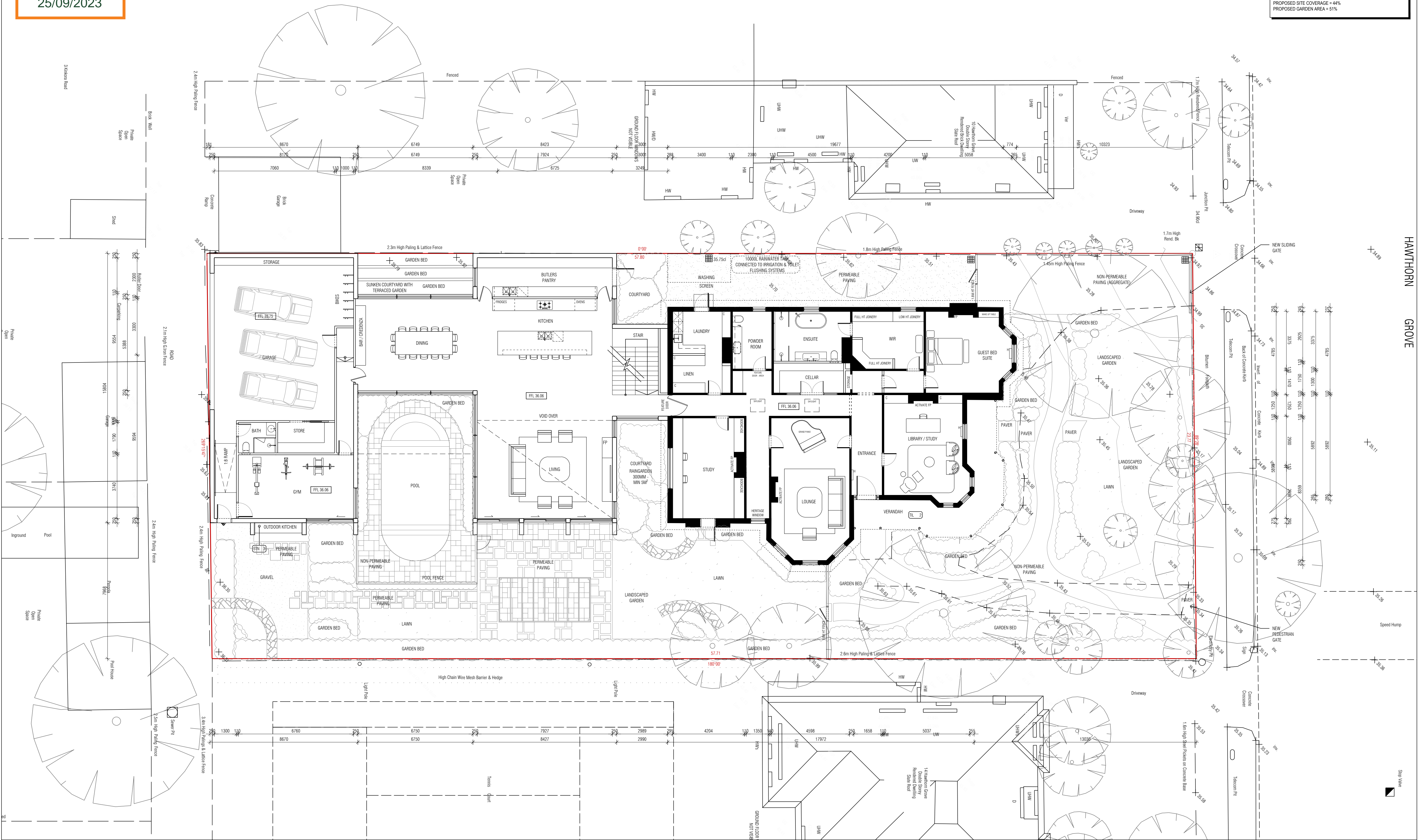
PROPOSED GROUND FLOOR AREA = 567M²

PROPOSED FIRST FLOOR AREA = 198M²

PROPOSED PERMEABLE = 39%

PROPOSED SITE COVERAGE = 44%

PROPOSED GARDEN AREA = 51%



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A	11.04.2023	TP LODGEMENT	KSH/P				
B	11.08.2023	TP RPI	KSH/P				

PROJECT

12 HAWTHORN GROVE

HAWTHORN
VICTORIA 3122
AUSTRALIA

TOWN PLANNING DRAWINGS

DRAWING TITLE
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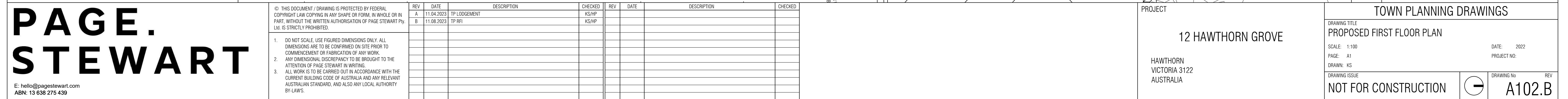
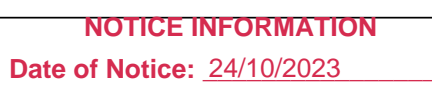
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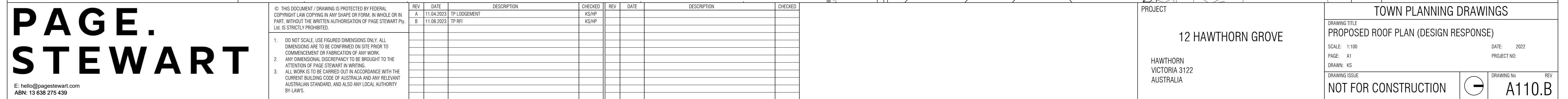
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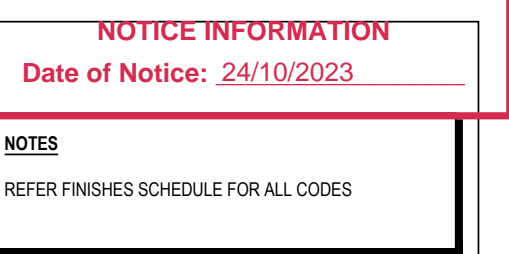




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	DRAWING TITLE		
	SIGHTLINE ELEVATION		
	SCALE: 1:100 PAGE: A1 DRAWN: KS	DATE: 2022 PROJECT NO:	
	DRAWING ISSUE		DRAWING No. REV
	NOT FOR CONSTRUCTION		A260.B



DRAWING No	REV
A261	A



10 HAWTHORN GROVE
REAR POS SIZE = 212M²
ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 41M²
PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 62M²
COMPLIANCE ACHIEVED

DRAWING No	REV
A900-A	



10 HAWTHORN GROVE
 REAR POS SIZE = 212M²
 ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 12M²
 PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 121M²
 COMPLIANCE ACHIEVED

DRAWING No	REV
A901	A



10 HAWTHORN GROVE
REAR POS SIZE = 212M²
ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 0.6M²
PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 169M²
COMPLIANCE ACHIEVED

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	PROJECT
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HAWTHORN
VICTORIA 3122
AUSTRALIA



DRAWING No	REV
A902	A



10 HAWTHORN GROVE
 REAR POS SIZE = 212M²
 ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 0M²
 PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 187M²
 COMPLIANCE ACHIEVED

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HAWTHORN
VICTORIA 3122
AUSTRALIA

DRAWING No	RE
A903	A



10 HAWTHORN GROVE
 REAR POS SIZE = 212M²
 ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 0M²
 PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 174M²
 COMPLIANCE ACHIEVED


9



10 HAWTHORN GROVE
 REAR POS SIZE = 212M²
 ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 0M²
 PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 160M²
 COMPLIANCE ACHIEVED

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	SHADOW DIAGRAMS			
	SCALE: 1:250	DATE: 2022		
	PAGE: A1	PROJECT NO:		
	DRAWN: KS			
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NOT FOR CONSTRUCTION			A905.A	



10 HAWTHORN GROVE
 REAR POS SIZE = 212M²
 ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT = 0M²
 PROPOSED POS GREATER THAN 3M WITH SUNLIGHT = 141M²
 COMPLIANCE ACHIEVED

DRAWING No	REV
A906	A





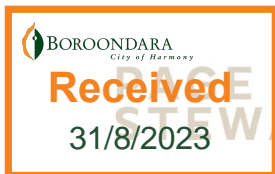
NOTICE INFORMATION
Date of Notice: 24/10/2023

PROJECT: 12 HAWTHORN GROVE, HAWTHORN

REVISION: B REV DATE: 11.08.2023

1.0 EXTERNAL FINISHES SCHEDULE



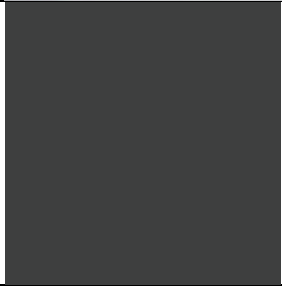
CODE	ITEM	DESCRIPTION	RANGE/COLOUR/FINISH	IMAGES
	Boundary fencing	Paling Fences	Charcoal	
	Driveway (Concrete Aggregate)	Concrete Aggregate (existing)	Grey	

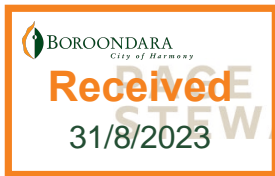


NOTICE INFORMATION
Date of Notice: 24/10/2023

PROJECT: 12 HAWTHORN GROVE, HAWTHORN

REVISION: B REV DATE: 11.08.2023


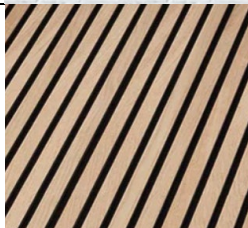

	Exterior paving	Non-permeable	Grey	
	Glazing	Glass	Clear	
	Window frames (new extension)	Metal	Charcoal	
	Window frames, trims, posts, gutters, downpipes (existing part of house)	Timber trims	To match existing	

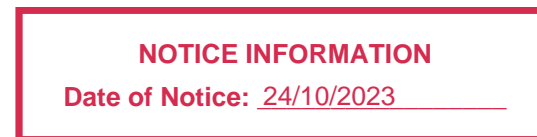
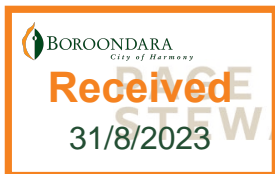


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PROJECT: 12 HAWTHORN GROVE, HAWTHORN

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	Flashings, downpipes etc (new part of house)		To match adjacent wall colour	
BRK 1	Brickwork (existing)	Existing red bricks – clean	As existing	
BRK 2	Brick wall on boundary (neighbours)	Brick wall cladding	Render/bagged finish as per neighbours chosen colour	
BRK 3	Brick wall on lane	Brick wall cladding	Bagged finish – White	
CLD 1	Cladding	Grooved timber cladding	Natural	
MET 1	New flat roof	Kliplok metal deck roof sheet	Zincalume	



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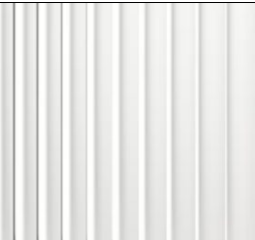



MET 2	Powdercoated metal	Flat metal plate	Charcoal		
MET 3	Metal cladding	Flat metal plate	Charcoal		
MET 4	Powdercoated metal	Metal cladding	Colour: Dulux Mannex White		
MET 5	Balustrade / rods	Powdercoat metal rods	Off white		



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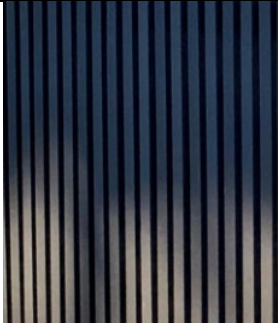
OPQ 1	Opaque glass	Opaque reeded glass	Milk white reeded – opaque	
REN 1	Render	White textured / rolled cement render	Colour: White	
STN 1	Feature cladding	Stone cladding	Grey	
STN 2	Outdoor benchtop	Stone bench	Light grey	



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TIL 1	Tiled roof (existing)	Make existing slate good	Slate	
TIL 2	Porch tiles	Make existing porch good		
TIM 1	Timber battens	45mm wide Timber battens with 30mm gaps between	Charcoal	
TIM 2	Timber pickets	Timber pickets with 30mm gaps between	Charcoal	