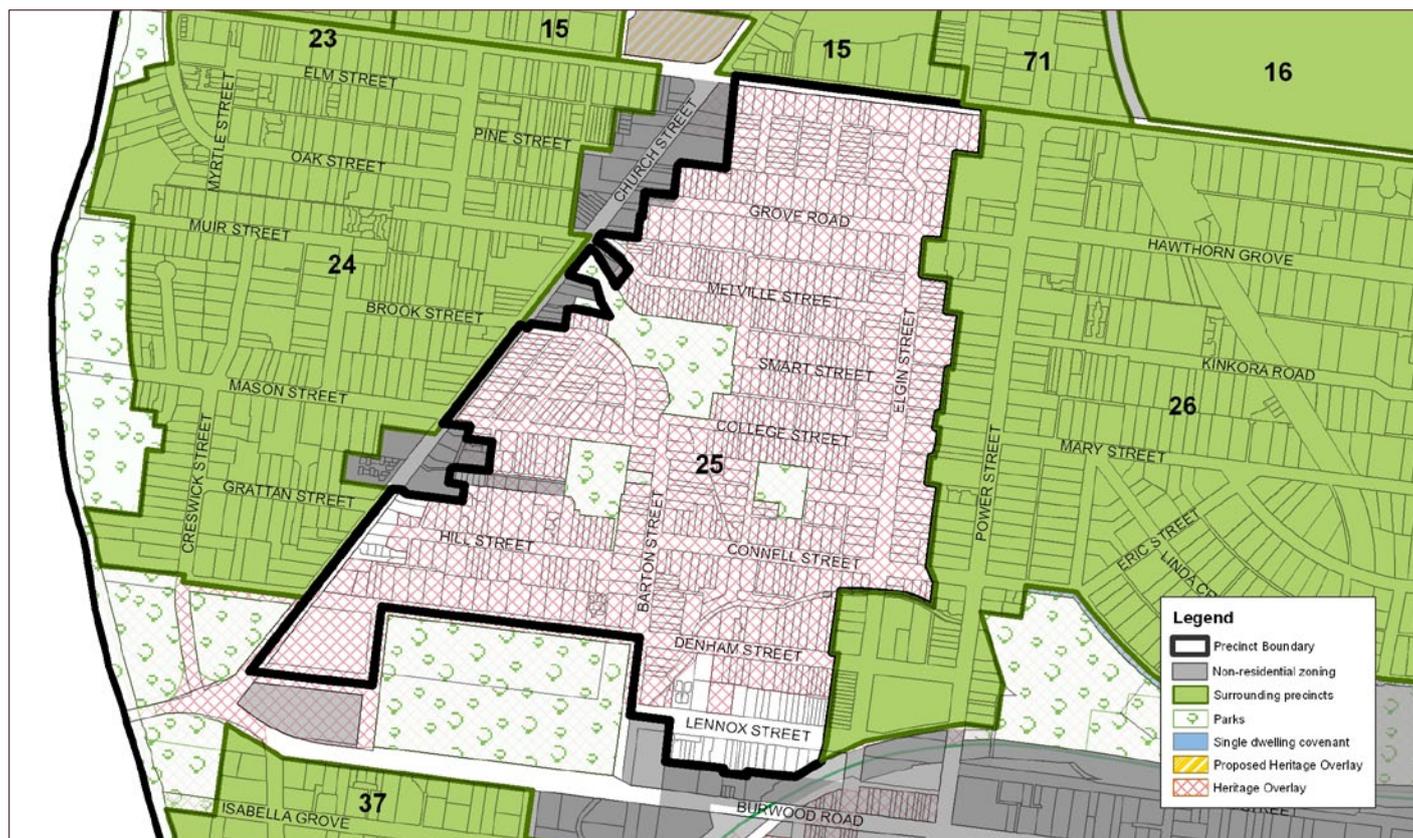


Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Situated in Hawthorn, this moderately sized precinct stretches from Barkers Road to Burwood Road, bounded by Church Street and Elgin Street. The majority of the precinct is within the West Hawthorn heritage overlay area (HO220) which is notable for its concentration of brick and timber Victorian worker's housing and its illustration of Victorian garden suburb principles.

The precinct is adjacent to St James Park which makes a substantial contribution to the character and amenity of the precinct. Other small, good quality open spaces are also dispersed throughout.

This precinct has a distinct historic character created by single storey Victorian brick and timber dwellings with pitched roofs. These traditional houses contain small front and rear gardens. Front setbacks are modest (less than 5m) and houses are spaced close together on narrow allotments (5 to 10m) with narrow or no side setback, creating a compact feel. On-site car parking, where it exists, is generally located to the rear, accessed from the precinct's network of laneways.

A number of two and three storey walk up flats are also present, mainly focused on Hill Street and the north side of Denham Street.

The precinct's inner-urban feel is accentuated by the lack of nature strips on several streets, the narrow footpaths and the low presence of mature on-site vegetation. Wider streets such as Lennox Street and Elgin Street provide a spacious open feel with nature strips and mature trees.

Front fences are generally low to medium in height. The uniform Victorian housing stock creates a highly consistent precinct.

Design Guidelines

KEY CHARACTERISTICS

- Historic character;
- Predominantly Victorian, single storey dwellings;
- Some 2 and 3 storey walk up flats, mainly on Hill Street and the north side of Denham Street;
- Pitched roofs;
- Narrow lot frontages;
- Narrow side setbacks;
- Small front setbacks and front gardens;
- Low to medium height front fences; and
- Small rear gardens.

PREFERRED CHARACTER STATEMENT

To maintain and enhance the predominantly single storey, inner-urban, historic character of the precinct. To ensure higher density developments are suitably located and do not detract from the surrounding heritage properties.

This will be achieved by:

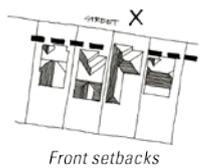
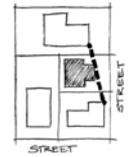
- Ensuring buildings are consistently setback from front boundaries to retain the existing streetscape rhythm;
- Ensuring new developments and additions respect the predominant building scale and forms of the immediate streetscape;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Encouraging low or open style front boundary treatments; and
- Focusing higher density development in streetscapes already characterised by apartments, such as Hill Street and the north side of Denham Street.

THREATS/ISSUES

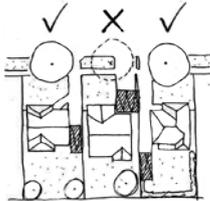
- Loss of historic buildings;
- Buildings that appear bulky and 'box' like;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions;
- High front fences that disrupt the rhythm of the street;
- Car parking structures in front setbacks that obscure views of the dwelling behind; and
- Removal / loss of large trees.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
LOT FRONTAGE	<ul style="list-style-type: none"> To maintain the existing fine grain streetscape rhythm. 	<ul style="list-style-type: none"> Retain existing narrow lot frontages. 	<ul style="list-style-type: none"> Consolidation of existing narrow lots into larger lots. 	
SITING	<ul style="list-style-type: none"> To maintain the consistent 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 side setbacks reflect the prevailing streetscape spacing. 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. 	 <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 ensure buildings integrate with the scale of buildings in the street. 	<ul style="list-style-type: none"> Ensure new buildings are composed of façades that contain a single storey element with recessive upper levels. Ensure upper level additions to existing dwellings are sufficiently setback to minimise their visibility. Allow buildings of up to 3 storeys within streetscapes already characterised by 2 and 3 storey apartments. Ensure roof forms integrate with the pitched roofs in the streetscape where this is characteristic. 	<ul style="list-style-type: none"> Two storey façades to the street. Flat or curved roofs in consistent, historic streetscapes. Large bulky buildings or extensions that dominate the precinct's historic buildings and streetscapes. 	 <p>Integrate with pitched roofs</p>  <p>Minimise visibility of upper level extensions</p>  <p>Avoid 3 storey facades</p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and facade articulation integrates within the streetscape. To maintain the significance of the precinct's heritage buildings by distinguishing new, visible built form from original buildings. 	<ul style="list-style-type: none"> Ensure new dwellings and visible additions complement the historic buildings in the precinct. Ensure the integration of front verandas and awnings into the façade design where this is a characteristic of the streetscape. Ensure materials, colours and facade articulation, including the size and spacing of windows, integrates with the streetscape. Ensure rooflines of new buildings, extensions and additions incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings. 	<ul style="list-style-type: none"> Bland design such as sheer or plain rendered façades. Large areas of glazing to the street. 	 <p><i>Integrate with heritage streetscapes</i></p>  <p><i>Avoid bland design</i></p>
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the predominant low front fence heights. To ensure fences in front of heritage properties are appropriate to the era and design of the house. 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). Ensure the retention of original front fences where heritage overlays apply. 	<ul style="list-style-type: none"> High solid front fences. Fence designs that are inappropriate to the era and design of the dwelling. 	  <p><i>Avoid high front fences</i></p>
CAR PARKING STRUCTURES	<ul style="list-style-type: none"> To minimise the dominance of car parking structures. To ensure basement garages do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> Ensure car parking structures, including basement entries, are located to the rear of dwellings where rear access is available. Where no rear access is available, ensure driveways are located to the side of dwellings. 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. 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"> Driveways and car parking structures that dominate front setbacks or obscure views of the dwellings. 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. 	 <p><i>Location of car parking structures</i></p>

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>.