

Precinct Statement

Adopted 24 September 2012, updated October 2013



DESCRIPTION

Precinct 30 is situated along Maurice Street in Hawthorn East, off Barkers Road.

The precinct has a rustic character created by detached houses set back from the dirt road by 5m to 9m. There are few front fences and no footpaths or formal nature strips. Housing styles are mixed from interwar and post war styles to contemporary designs. The dominant building material is brick and pitched roofs predominate. The precinct is also covered by a single dwelling covenant.

The street trees are difficult to distinguish as they blend with the private gardens of the homes which feature large trees with dense vegetation. Rear gardens are generally of a medium size and are well landscaped.

Lot frontages are around 15m wide. Most dwellings are set on the boundary on one side.

Car parking arrangements vary, some dwellings have side driveways feeding to rear car ports and garages, others have garages integrated into the design of the house.

While houses are generally single storey, the streetscape character is established by the surrounding trees and vegetation rather than the bulk and form of the housing. The various mature Eucalyptus trees create a natural, bushland quality.

Design Guidelines

KEY CHARACTERISTICS

- Single storey, detached houses;
- Densely planted front gardens;
- Unsealed road with no formal kerbs or footpaths;
- Generally no front fences;
- Well landscaped, medium sized rear gardens and
- Rustic, bushland character.

PREFERRED CHARACTER STATEMENT

To facilitate contemporary design that maintains and integrates with the surrounding vegetation and enhances the rustic character of the streetscape.

This will be achieved by:

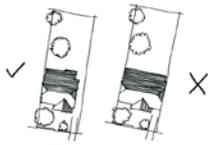
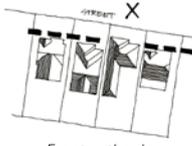
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring sufficient space is retained in front and rear gardens to accommodate large trees;
- Ensuring buildings are sited to integrate with the existing landscape setting of dwellings;
- Ensuring new developments and additions respect the predominant building scale and forms of the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces;
- Encouraging contemporary design in preference to period reproduction styles; and
- Discouraging the construction of front fences.

THREATS/ISSUES

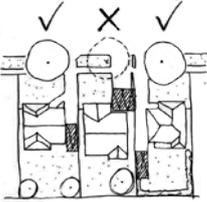
- Boundary to boundary development;
- Lack of soft landscaping / vegetation;
- Front fences that disrupt the open character of the street;
- Removal / loss of large trees;
- Large or brightly coloured buildings that detract from the natural feel of the area; and
- Car parking structures in front setbacks that obscure views of the dwelling behind.

Design Guidelines

TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	<ul style="list-style-type: none"> To maintain and enhance natural, 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. 	 <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. To maintain the existing backyard character and enhance the leafy, natural feel of the area. 	<ul style="list-style-type: none"> Ensure buildings are setback from front and side boundaries to integrate with the streetscape and surrounding natural setting. Ensure buildings are sufficiently setback from rear boundaries to maintain the open, backyard character of the immediate area where this exists. Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention 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 HEIGHT AND FORM	<ul style="list-style-type: none"> To ensure buildings integrate within the precinct's treed, landscape setting and do not dominate the streetscape. 	<ul style="list-style-type: none"> Ensure buildings integrate with the prevailing scale and form of houses in the street and do not exceed the prevailing height of the vegetation in the immediate vicinity. 	<ul style="list-style-type: none"> Large bulky buildings or extensions that dominate the streetscape. 	 <p><i>Integrate with treed setting</i></p>
BUILDING MATERIALS AND DESIGN DETAILS	<ul style="list-style-type: none"> To ensure building materials and facade articulation integrates with the streetscape. To minimise period reproduction design. 	<ul style="list-style-type: none"> Break buildings into separate elements and use eaves, overhangs and other design details to articulate the facade. Ensure the use of contemporary design in preference to period reproduction styles. 	<ul style="list-style-type: none"> Large bulky buildings or extensions that dominate the streetscape. 	
FRONT BOUNDARY TREATMENT	<ul style="list-style-type: none"> To maintain the existing open front boundary treatment. 	<ul style="list-style-type: none"> Require no or low front fencing in accordance with the prevailing streetscape character. 	<ul style="list-style-type: none"> High, solid front fences. 	  <p><i>Avoid high front fences</i></p>

Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
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 garages do not increase the visual bulk of buildings. 	<ul style="list-style-type: none"> Ensure driveways and car parking structures are located to the side or rear of dwellings. 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 front setbacks or obscure views of the dwelling. 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. Wide garages and carports that dominate the front facade. 	 <p><i>Location of car parking structures</i></p>
				 <p><i>Avoid wide garages</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>.