

# Precinct Statement

Adopted 24 September 2013, Re-adopted 23 May 2016



## DESCRIPTION

Precinct 40 consists of several main road corridors which follow tram lines along Glenferrie Road, Riversdale Road and Power Street, Hawthorn. The south side of Riversdale Road, west of Power Street is within the Fairview Park heritage overlay area (HO148) which is significant for its collection of medium density interwar and post war apartments.

Similarly, the east side of Glenferrie Road, south of Riversdale Road is within the Glenferrie Hill heritage overlay (HO149) due to the Victorian and Federation villas, houses and flats in the area.

The precinct is characterised by 2 and 3 storey apartments from the interwar era to now as well as 1 and 2 storey, generally historic single dwellings. A small number of 4 storey apartment buildings are also present.

Lot frontages are wide at approximately 20m or more. Most buildings are constructed from face or rendered brick. Roofs are a variety of pitched and flat.

While the size of side setbacks, front gardens and rear gardens varies, most sites accommodate landscaping and / or mature plantings to the front, side or rear of buildings.

This vegetation softens the streetscape, often obscuring views of the buildings behind. Medium and high fences predominate which create a hard interface with the street.

# Design Guidelines

## KEY CHARACTERISTICS

- Mix of 1 and 2 storey single dwellings and 2 and 3 storey apartments;
- Some 4 storey apartments present;
- Historic buildings scattered throughout;
- Landscaped front, side and / or rear setbacks; and
- Medium to high front fences.

## PREFERRED CHARACTER STATEMENT

To facilitate development of a diverse range of housing that integrates with the scale and form of buildings in the precinct, that respects the historic houses in the area and which maintains and enhances the landscape character of the streetscape.

This will be achieved by:

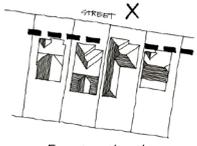
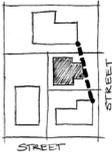
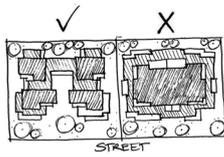
- Encouraging the retention of large trees;
- Ensuring buildings are sufficiently setback from the front boundary to retain and enhance the existing streetscape rhythm and provide sufficient space for landscaping;
- Ensuring new developments and additions respect the predominant scale and form of buildings in the streetscape;
- Encouraging design that integrates with the heritage styles of the precinct;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and
- Encouraging low or open style front fences.

## THREATS/ISSUES

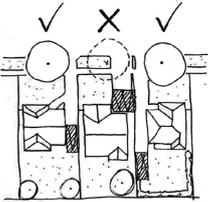
- Lack of soft landscaping/ vegetation;
- High front fences that limit views of front gardens;
- Car parking structures in front setbacks that obscure views of the dwelling behind; and
- Removal/loss of large trees.

# Design Guidelines

## TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<b>VEGETATION</b>	<ul style="list-style-type: none"> <li>To maintain and enhance the landscaped setting of dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure front gardens incorporate soft landscaping that complements the streetscape.</li> <li>Ensure the retention of large trees.</li> </ul>	<ul style="list-style-type: none"> <li>Removal of large trees.</li> <li>Front gardens dominated by hard surfaces.</li> </ul>	 <p><i>Encourage landscaped gardens</i></p>
<b>SITING</b>	<ul style="list-style-type: none"> <li>To maintain and enhance the existing streetscape rhythm.</li> <li>To enhance the landscape character of the streetscape by providing sufficient space for vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Ensure new development on a corner site is adequately set back to provide a transition between the adjoining buildings.</li> <li>Ensure side setbacks and the separation between buildings is consistent with the prevailing streetscape rhythm and provides adequate space for landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>Dwellings set too far forward.</li> </ul>	 <p><i>Front setbacks</i></p>  <p><i>Siting on corner sites</i></p>
<b>BUILDING HEIGHT AND FORM</b>	<ul style="list-style-type: none"> <li>To create a consistent streetscape that respects the surrounding suburban context.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure buildings are no higher than 3 storeys to the street.</li> <li>Ensure fourth levels are setback and appear as a recessive element.</li> </ul>	<ul style="list-style-type: none"> <li>'Block-like' apartment buildings which have a footprint that is both wide and deep.</li> </ul>	 <p><i>Preferred apartment building layout</i></p>
<b>BUILDING MATERIALS AND DESIGN DETAILS</b>	<ul style="list-style-type: none"> <li>To ensure building materials and articulation complements and enhances the character of the streetscape.</li> <li>To minimise period reproduction design.</li> </ul>	<ul style="list-style-type: none"> <li>Break buildings into separate elements and use varied setbacks, eaves, overhangs and other design details to articulate the façade.</li> <li>Ensure new dwellings and visible additions complement the historic buildings in the precinct.</li> <li>Ensure rooflines of new buildings, extensions and additions in heritage overlay areas incorporate sloping roofs with greater than 10 degrees roof slope and reflect the existing character of surrounding dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Bland design such as sheer or plain rendered façades.</li> <li>Period reproduction design.</li> </ul>	 <p><i>Integrate with heritage streetscapes</i></p>  <p><i>Avoid bland design</i></p>

# Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<b>FRONT BOUNDARY TREATMENT</b>	<ul style="list-style-type: none"> <li>To enhance the pedestrian environment by increasing the visual connection between the public and private realm.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure low or medium height front fences that maintain views of the building behind.</li> <li>Ensure the retention of original front fences where heritage overlays apply.</li> </ul>	<ul style="list-style-type: none"> <li>High, solid front fences.</li> </ul>	 <p><i>Avoid high front fences</i></p>
<b>CAR PARKING STRUCTURES</b>	<ul style="list-style-type: none"> <li>To ensure basement or under-croft parking areas do not increase the visual bulk of buildings.</li> <li>To minimise the dominance of car parking structures.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure car parking structures are located to the side or rear of the dwellings or are configured in basement arrangements.</li> <li>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.</li> <li>Where possible, locate the entry to basement garages to the side or rear of dwellings so they are not visible from the street.</li> <li>Ensure car parking structures are integrated into the design of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Driveways and car parking structures that dominate the front setback.</li> <li>Basement garage doors set forward of the building line.</li> <li>Driveways, basements and ramps that cover the extent of the site.</li> </ul>	 <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 500m<sup>2</sup>), 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.

## REVISIONS TO NEIGHBOURHOOD CHARACTER PRECINCT STATEMENT 15

- 20 October 2015- Update precinct boundary to exclude 1 to 8 Gibney Street; 1, 1A, 1/2, 3, 4-4A, 5, 7 and 9 Glenroy Road; and 5, 6, 7 (all units) and 8 Summerlea Grove, Hawthorn (Amendment C222 Part 1).
- 23 May 2016- Update precinct boundary to exclude 2A Riversdale Court, Hawthorn (Amendment C222 Part 2).

# 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>.