

# Precinct Statement

Adopted 24 September 2013, Re-adopted November 2015



## DESCRIPTION

Precinct 6 is located in Kew and is bounded by Eglinton Street, Derby Street, Asquith Street and High Street.

The precinct predominantly consists of modest, single storey dwellings from the pre and interwar era.

Front setbacks are generally narrow at approximately 5m, as are lot frontages which are around 10m to 15m wide.

While dwellings are generally detached, side setbacks are also generally narrow at around 1m. These characteristics, coupled with the older housing stock creates a historic, inner-urban feel distinct from the northern parts of Kew and Kew East.

While building materials vary, timber is common. Roofs are generally pitched, however flat roofs are present on some of the newer, contemporary dwellings dispersed throughout the area.

Front fences are generally low at 1 to 1.2m in front of small, landscaped front gardens. While rear gardens vary in size, mature plantings are common. There are several areas of public open space bounding, and within the precinct, including Eglinton Reserve.

Small to medium sized street trees are present in most streets. This vegetation along with the plantings in front and rear gardens softens the area's otherwise compact feel. Most dwellings have side driveways with car parking structures set back to the middle or rear of the block.

# Design Guidelines

## KEY CHARACTERISTICS

- Predominantly single storey dwellings;
- Pre and interwar housing;
- Pitched roofs;
- Generally open rear gardens of various sizes;
- Low front fences;
- Narrow front setbacks;
- Narrow side setbacks; and
- Small front gardens.

## PREFERRED CHARACTER STATEMENT

To maintain and enhance the single storey, detached, historic character of the precinct.

This will be achieved by:

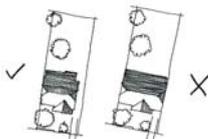
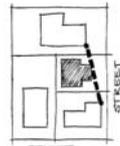
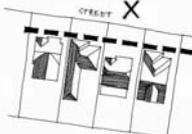
- Encouraging the retention of large trees and landscaped gardens;
- Ensuring buildings are consistently setback from front and side boundaries to retain the existing streetscape rhythm;
- Encouraging low front fences.
- Ensuring new developments and additions respect the predominant low rise scale and forms of the streetscape;
- Ensuring car parking structures do not dominate the streetscape;
- Maximising soft landscaping and minimising areas of hard surfaces; and

## THREATS/ISSUES

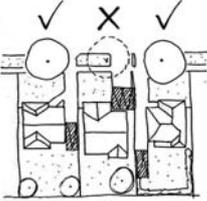
- Loss of historic buildings;
- Buildings that appear bulky and 'box' like;
- New houses that dominate the streetscape;
- Unsympathetic or dominant dwelling extensions; and
- High front fences that disrupt the rhythm of the street;
- Car parking structures in front setbacks that obscure views of the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

# Design Guidelines

## TABLE OF ELEMENTS

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<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 the retention of large trees.</li> <li>Ensure front gardens incorporate soft landscaping that complements the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Removal of large trees.</li> <li>Front gardens dominated by hard surfaces.</li> <li>Loss of front gardens.</li> </ul>	 <p><i>Encourage landscaped gardens</i></p>
<b>SITING</b>	<ul style="list-style-type: none"> <li>To maintain the existing streetscape rhythm.</li> <li>To maintain the existing backyard character and enhance the area's leafy feel.</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 buildings are setback from at least one side boundary in accordance with the prevailing streetscape spacing.</li> <li>Ensure buildings are sufficiently setback from rear boundaries to maintain the open, backyard character of the immediate area where this exists.</li> <li>Ensure new development on a corner site is adequately setback to provide a transition between the adjoining buildings.</li> <li>Provide a secluded private open space area with a minimum dimension of 4m to enable the planting and retention</li> </ul>	<ul style="list-style-type: none"> <li>Dwellings set too far forward or back.</li> <li>Boundary to boundary development.</li> <li>Dwellings built too close to their rear boundary with other residential properties.</li> </ul>	 <p><i>Side setbacks</i></p>  <p><i>Siting on corner sites</i></p>  <p><i>Front setbacks</i></p>
<b>BUILDING HEIGHT AND FORM</b>	<ul style="list-style-type: none"> <li>To maintain the predominantly single storey scale and pitched roof character of the precinct.</li> <li>To ensure buildings do not dominate the streetscape or disrupt the existing streetscape rhythm.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure new buildings are composed of facades that contain a single storey element with recessive upper levels</li> <li>Ensure upper level additions to existing single storey dwellings are setback to appear as a recessive element.</li> <li>Ensure buildings incorporate roof forms that integrate with the pitched roofs in the street.</li> </ul>	<ul style="list-style-type: none"> <li>Two storey façades to the street where this is not the prevailing streetscape character.</li> <li>Flat or curved roofs.</li> <li>Three storey facades to the street.</li> </ul>	 <p><i>Maintain single storey streetscape scale</i></p>  <p><i>Integrate with pitched roofs</i></p>  <p><i>Recessive upper levels for new dwellings</i></p>  <p><i>Avoid 3 storey facades</i></p>

# Design Guidelines

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
<b>BUILDING MATERIALS AND DESIGN DETAILS</b>	<ul style="list-style-type: none"> <li>To ensure building materials and facade articulation integrates within the streetscape.</li> <li>To minimise period reproduction design.</li> </ul>	<ul style="list-style-type: none"> <li>Use building articulation, including contemporary materials that integrate with the streetscape character.</li> <li>Require the integration of front verandas and awnings into the facade design where this is a characteristic of the streetscape.</li> <li>Ensure materials, colours and facade articulation, including the size and spacing of windows, integrates with the streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Bland design such as sheer or plain rendered façades.</li> <li>Large areas of glazing to the street.</li> </ul>	 <p><i>Avoid bland design</i></p>
<b>FRONT BOUNDARY TREATMENT</b>	<ul style="list-style-type: none"> <li>To maintain the predominant low front fence heights.</li> <li>To maintain views of front gardens.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure low (up to 1.2m) front fences that are appropriate to the era and design of the dwelling behind.</li> <li>Front fences along declared main roads (RD1Z) may be up to 2m in height where this is consistent with the prevailing fence height in the</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 minimise the loss of front gardens and the dominance of car parking structures.</li> <li>To ensure basement garages do not increase the visual bulk of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure car parking structures, including entrances to basements, are setback at least 1m behind the dwelling facade and are designed to minimise their prominence.</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 basement entrances are setback at least 5m from the primary street frontage and 1m behind the front wall of the</li> </ul>	<ul style="list-style-type: none"> <li>Driveways and car parking structures that dominate front setbacks or obscure views of the dwelling.</li> <li>Basement ramps that commence at the street frontage.</li> <li>Basement garages that result in buildings with a 2.5 to 3 storey appearance from the street.</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 6

- 20 October 2015 - Update precinct boundary to include 1 to 9 Bright Street, Kew.

# 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>.