

# HI

P R E C I N C T



BAYSIDE CITY COUNCIL

# NEIGHBOURHOOD CHARACTER REVIEW

P R E C I N C T B R O C H U R E



## ABOUT THE REVIEW

The Bayside Neighbourhood Character Review builds on several studies completed with community input in recent years for Bayside, including Amendment C2 to the Bayside Planning Scheme. The Review documents and defines the particular characteristics of each residential area of the City that make it distinctive and valued by the local community.

The aim of the Review is to develop guidelines and controls to ensure residential development respects and enhances the neighbourhood character of the area.

The neighbourhood character of Bayside ranges from compact Victorian era dwellings, to highly visible coastal buildings, to bush lots where buildings are subservient to the landscape. The Review describes the distinctive characteristics and the future preferred character of each part of the City, using words and pictures.

The guidelines and policy are to be used in formulating and assessing development proposals where a planning approval or variation (report and consent) to siting under the Building Regulations is required. The Review recommends planning controls

where these are considered a necessary adjunct to the guidelines and policy.

The Review defines a total of 27 character precincts within the City. These areas were defined mainly on the basis of the relationship of the buildings to the streetscape and the broader landscape, and consistent era and style of development.

**The Precincts are shown on the map overleaf**, and include only the residentially zoned land within each. Properties within Heritage Overlays are also excluded from the Character precincts, as separate policy applies to these areas.

The Character Precinct brochures provide guidelines for the design of new dwellings (including medium density housing), and dwelling extensions where a planning or building permit is required, to ensure that proposals assist in achieving the preferred neighbourhood character for the area.

The Bayside Planning Scheme provides other Policy and Guidelines that must also be considered. Contact the Council's Planning Department for further information.

Phone 9599 4444 for further information.

## HOW TO USE THE CHARACTER PRECINCT BROCHURES

A Brochure has been published for each Character Precinct identified in the Neighbourhood Character Review.

*A summary of the contents of the Brochures follows:*

**Description** is a summary of the elements of the Precinct that make it different or distinctive.

**Valued Characteristics** is a dot point list of key elements of the existing neighbourhood character, covering aspects such as vegetation density and type, era and style of development, setbacks, front fence style and notable public domain treatments such as street trees and kerb materials.

**Preferred Future Character** is a statement describing the desired appearance of the Precinct in the future. It is followed by a list of the key components in achieving that preferred future. These are reflected in the Precinct Guidelines.

**Issues / Threats** to the achievement of the preferred neighbourhood character are also listed.

### Precinct Guidelines

The Precinct Guidelines are presented as a table of Objectives, Design Responses and 'Avoid' statements for each listed Character Element. The columns of the table are explained below:

**Character Elements** include relevant aspects of the neighbourhood character such as vegetation, siting, height and form and front boundary treatment.

**Objectives** state the intention and desired outcome for that character element.

**Design Responses** are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

**Avoid** statements specify inappropriate design responses.

**Illustrations** demonstrate the Design Response or Avoid statements.

## DESCRIPTION

This is an area of well-vegetated streetscapes where the native and exotic canopy street trees dominate views along the straight roads, and occasionally obscure views of the dwellings. The architectural styles are typically Inter-War and Post-War era interspersed with infill

reproduction and 1970s-80s dwellings. The mix of styles is reflected in the irregular spacing of dwellings and frequency of double storey dwellings. Front fences are usually low to medium in height, and occasional tall front fences obscure views to the dwellings from the street.

## VALUED CHARACTERISTICS

- Architectural styles include a large proportion of single storey Inter-War California Bungalows, other 1930s–40s styles and 1950s Modern dwellings, and 1970s–80s brown brick.
- Roofs are predominantly low pitch.
- Building materials are predominantly brick with tile roofing, with some rendered houses.
- Front setbacks of generally 7-8m, with some areas of larger 8 – 12m setbacks.
- Side setbacks are 1m to one boundary with garages or driveways to the other, while some larger lots have 3 – 4 m on both sides.
- Front fencing is mixed with frequent low to medium height brick fences.
- Gardens are a mix of simple and established gardens, generally of mixed native and exotic species with shrubs, garden beds, lawns and a moderate cover of medium to tall canopy trees. Also some native established planted gardens close to the western side of the golf course.
- Street trees are a mix of native and exotic species, both regularly and irregularly spaced and sized. St Andrews Court has a mix of native species with many native trees.

## PREFERRED FUTURE CHARACTER

The diverse dwelling styles are set within well-vegetated streetscapes dominated by large native and exotic canopy trees within the public and private domains. Trees and other vegetation species reflect the coastal location of the area. The dwellings are set within spacious gardens to accommodate the trees. Streetscapes appear as a mixture of single and double storey dwellings, however individual buildings respect adjoining dwellings and do not dominate the streetscape. Low or open style front fences are usually provided, in order to retain the openness of the front garden to the street.

**The preferred character will be achieved by:**

- Ensuring established trees are retained;
- Encouraging the planting of trees and gardens that utilise native and traditional coastal species;

- Ensuring that adequate space is provided around buildings for the retention and planting of vegetation;
- Ensuring buildings are set back from at least one side boundary;
- Ensuring that buildings and extensions do not dominate the streetscape;
- Using building materials and finishes that complement the natural location; and
- Encouraging low or open style front fences.




### Issues / Threats

- Loss of established trees.
- Dwellings that dominate the streetscape.
- High, solid front fencing.

# PRECINCT MAP

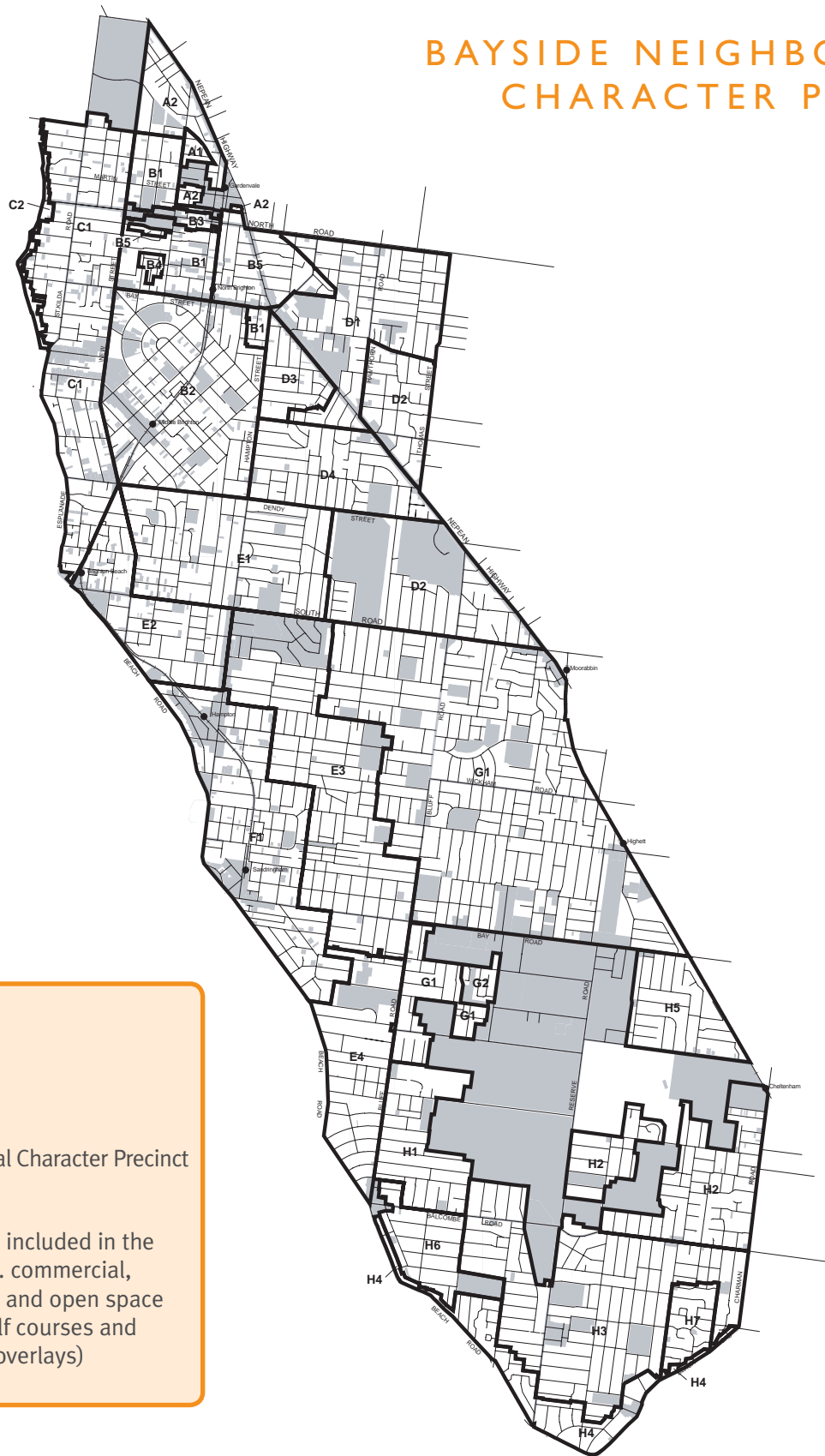


| Character Element | Objective   | Design Response   | Avoid   | Illustration   |
|-------------------|---|---|---|--|
| Vegetation        | To maintain and enhance the garden settings of the dwellings.   | <ul style="list-style-type: none"><li>• Prepare a landscape plan to accompany all applications for new dwellings, that utilises appropriate traditional coastal and native species.</li></ul>   | <i>Lack of landscaping and substantial vegetation.</i>                          |   |
|                   | To enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.  | <ul style="list-style-type: none"><li>• Retain established large trees and native and traditional coastal vegetation and provide for the planting of new native coastal trees (locate footings outside root zone).</li></ul>  | <i>Removal of large trees. Planting of environmental weeds.</i>                 |   |
|                   | To retain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the retention and planting of vegetation. | <ul style="list-style-type: none"><li>• Buildings should be sited to allow space for the planting of significant trees and shrubs.</li><li>• Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation.</li><li>• Minimise impervious surfaces particularly in front garden areas.</li></ul> | <i>Loss of front garden space.</i>  |   |
| Siting            | To minimise the loss of front garden spaces and the dominance of car parking structures.  | <ul style="list-style-type: none"><li>• Locate garages and carports behind the line of the dwelling.</li></ul>  | <i>Car parking structures that dominate the façade or view of the dwelling.</i> |  |

| Character Element           | Objective  | Design Response   | Avoid  | Illustration  |
|-----------------------------|--|---|--|---|
| Building Height and Form    | To ensure that new dwellings and extensions do not dominate the streetscape. | <ul style="list-style-type: none"><li>• Recess upper level elements from the front façade.</li><li>• Use pitched roof forms.</li></ul>                                    |  |  |
| Materials and Design Detail | To use building materials and finishes that complement the natural setting.  | <ul style="list-style-type: none"><li>• Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.</li></ul> | <i>Period reproduction styles and detailing.</i> |  |
| Front Boundary Treatment    | To maintain the openness of the front garden to the street.                  | <ul style="list-style-type: none"><li>• Provide open style front fences, other than along heavily trafficked roads.</li></ul>   | <i>High, solid front fences.</i>                 |  |



# BAYSIDE NEIGHBOURHOOD CHARACTER PRECINCTS



## Legend

**A1** Residential Character Precinct

Areas not included in the study (i.e. commercial, industrial and open space areas, golf courses and heritage overlays)

Bayside City Council has taken great care in producing the Neighbourhood Character Review maps, however in some cases the boundary for a precinct may be unclear and for this Council apologises. If you are unclear about which precinct your property is in or would like more information about Neighbourhood Character, please contact Council on 9599 4444.

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