

H2

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 a green and leafy area originally developed in the immediate Post-War era. The dwellings are predominantly homes built in the 1950s and 1960s, are modest in scale (generally single storey with large setbacks) and have pitched roofs. Interspersed with these dwellings are newer developments, which are more often double storey and with smaller setbacks. There is abundant

mature tree cover in gardens, including in front gardens, and in the form of street trees. Some streetscapes are dominated by trees rather than buildings, and this impression is assisted by a frequent lack of front fencing, or front fences that are either low or open. Generously wide nature strips contribute to the general green and leafy character.

VALUED CHARACTERISTICS

- Predominantly single storey 1950s and 1960s dwellings with some 1970s.
- Roof forms are usually pitched, with single pitch and hipped roofs common.
- Building materials are dominated by brick, with some rendered masonry, and weatherboard.
- Front setbacks vary from 7 to 10m across the area.
- Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.
- Frontages are generally open, and if fencing is present it is either low brick or open style.
- Gardens are typically established and bushy, with a mixture of hardy evergreen and exotic shrubs, large native trees and lawn areas.
- Street trees are generally tall canopy native trees.
- Subdivision pattern is a modified grid, with some cul-de-sac.

PREFERRED FUTURE CHARACTER

The low scale dwelling styles sit within established gardens that contain some substantial vegetation including trees. Front setbacks are large, and sometimes variable, and dwellings usually include a pitched roof form of some type. The streetscapes have an open feel due to buildings being offset from at least one side boundary and a lack of intrusive front fencing, complemented by wide roads and nature strips. Linkages with the remainder of the Beaumaris area are strengthened through the use of more indigenous planting in the private and public domains.

The preferred character will be achieved by:

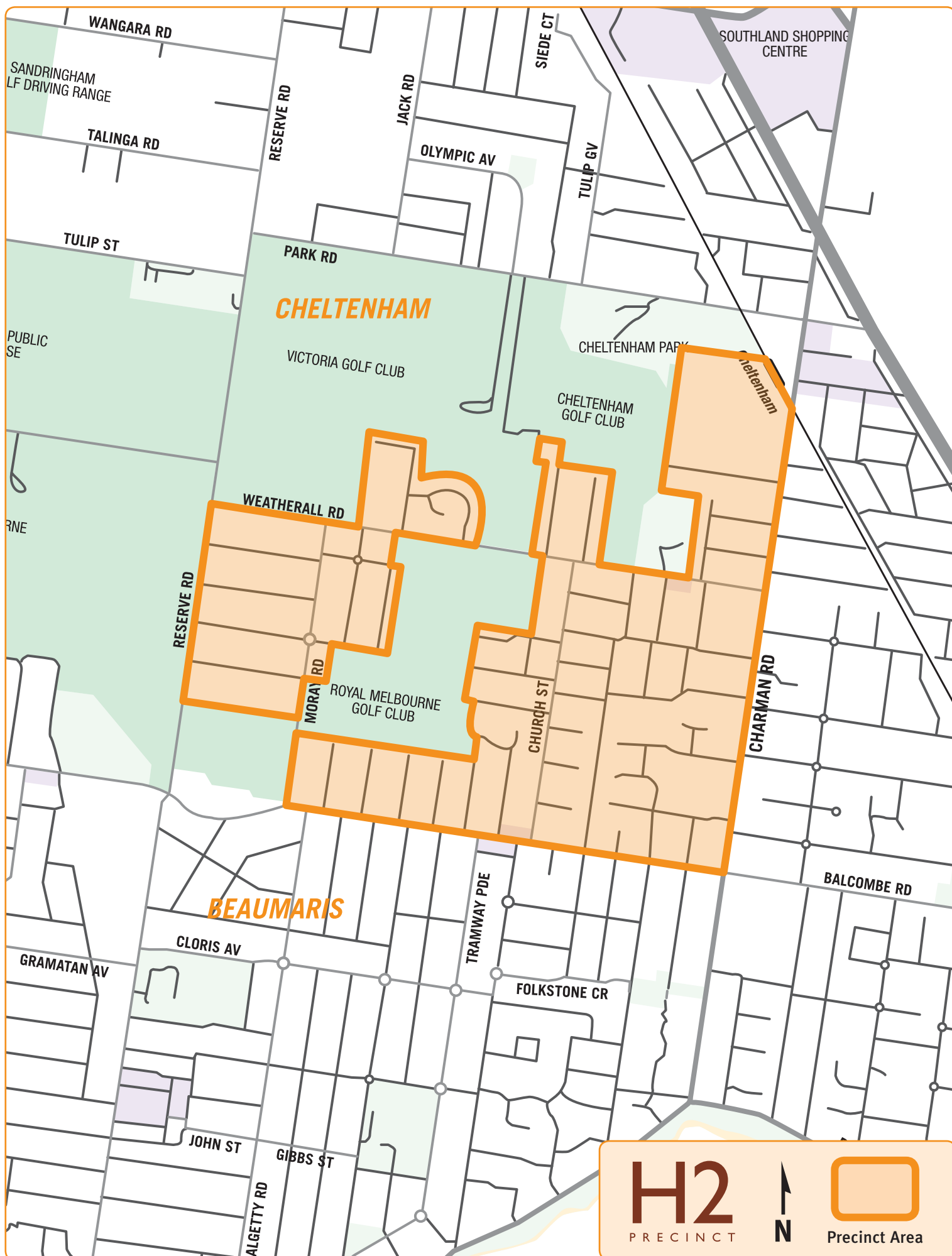
- Ensuring the retention of existing large trees and the planting of new trees, including indigenous species;



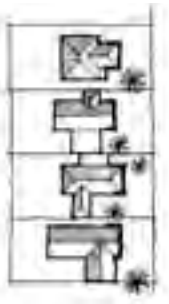


- Ensuring buildings are set back a substantial distance from at least one side boundary;
- Ensuring the plan form and elevations of new development are well articulated and use simple detailing;
- Using building materials and finishes that complement the natural location; and
- Ensuring front fences are not provided, or are low or of transparent style.



Issues / Threats

- Loss of garden space.
- Poorly articulated development.
- Large, dominant buildings.
- Boundary to boundary development.
- High or solid front fencing.

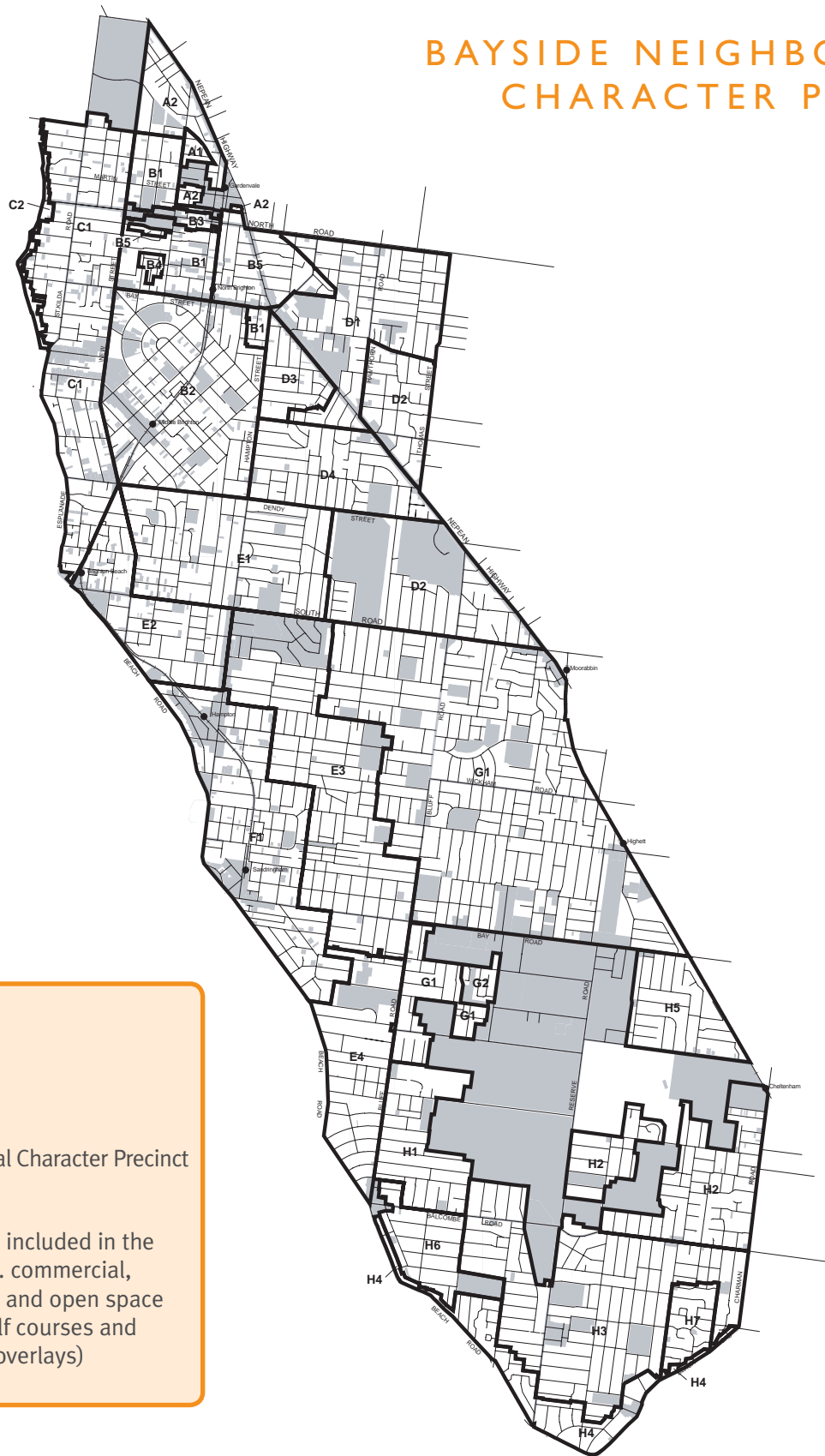
PRECINCT MAP



Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs, preferably indigenous species. Retain large, established trees and shrubs for the planting of new trees and shrubs wherever possible (locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large trees.</p> <p>Planting of environmental weeds.</p>	 
Siting	To maintain the rhythm of spacious visual separation between buildings and allow space for trees and other planting.	<ul style="list-style-type: none"> Buildings should be sited to create the appearance of space between buildings and accommodate vegetation. Buildings should be sited to allow space for a garden including trees and shrubs. Minimise impervious surfaces, particularly in the front garden. 		
	To minimise the loss of front garden spaces and the dominance of car parking structures.	<ul style="list-style-type: none"> Locate garages and carports at or behind the line of the dwelling. 	Car parking structures that dominate the façade or view of the dwelling.	
Height and Building Form	To ensure that new buildings reflect the low scale forms of the area, and provide an articulated and interesting façade to the street.	<ul style="list-style-type: none"> Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, pitched roof forms, combinations of materials, textures or colours or other elements providing appropriate articulation. Recess upper levels from the front façade. 	<p>Large, bulky buildings</p> <p>Poorly articulated roof, front and side wall surfaces</p>	

Character Element	Objective	Design Response	Avoid	Illustration
Materials and Design Detail	To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none">• Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.	<i>Period reproduction styles and detailing.</i>	
Front Boundary Treatment	To enhance the openness and informality of the streetscape and maintain views into front gardens.	<ul style="list-style-type: none">• Provide open style front fencing, other than along heavily trafficked roads.• Use vegetation as an alternative where possible.	<i>High or solid front fencing.</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.

Bayside City Council

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