

# H3

---

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

The character of this area is strongly influenced by the many indigenous and other native canopy trees found in the gardens, reserves and verges, which create a bushy garden feel in most streets. The topography varies significantly, rising and falling through a series of hills in the north and flattening out in the south. In the hillier areas, the dwellings are sited at the highest part of the property to capture views creating irregular front

setbacks. In the flatter areas front setbacks are more consistent. There is a mix of architectural styles throughout, with many examples of original Post-War and 1950s Modern style dwellings, 1960s era dwellings, infill reproduction and 1970s-80s styles. Front boundary treatments vary throughout with a mix of low or no fences gradually being replaced by high front fences.

## VALUED CHARACTERISTICS

- Architectural styles include a mix of Modern 1950s and 1970s–80s styles.
- Roof types are a mix of low pitch, single pitch and flat styles.
- Building materials are predominantly brick with tile roofing, with some streets of a brick and timber mix.
- Front setbacks are generally 6–7m, with some smaller 4–5m setbacks and other large 8–12m setbacks found near Bolton and Hilton Streets.
- Side setbacks are generally 1m to one boundary with garages or driveways to the other.
- Predominantly single storey with some double and many streets of mostly double storey in the hilly areas.
- Low front fences and occasional open frontages.
- Topography rises significantly in the northern part of the precinct.
- Gardens predominantly established and bushy with mixed species of shrubs, garden beds, lawn and canopy trees. There are some examples of predominantly indigenous gardens and some of simple gardens with only lawn and shrubs.
- Street trees are predominantly native with many indigenous species, and a mix of irregular and regular spacing and sizes.

## PREFERRED FUTURE CHARACTER

The bushy gardens surrounding the dwellings dominate the streetscapes. Where the topography is hilly, the buildings are set within the landscape, and are sometimes sited to take advantage of water views without dominating the streetscape. Adequate space is provided around dwellings for the retention and planting of vegetation, and indigenous canopy trees are common. 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 and understorey vegetation is retained;
- Encouraging the planting of indigenous trees and bushy gardens;
- Ensuring that adequate space is provided around buildings for the retention and planting of vegetation;

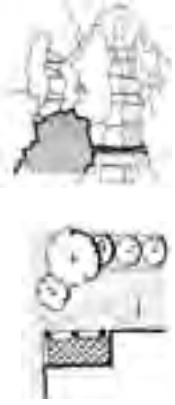
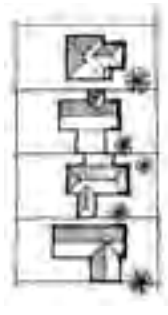

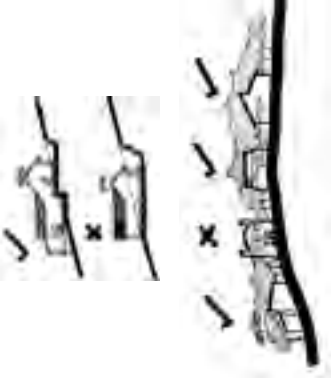
- Using building materials and finishes that complement the natural location;
- Encouraging the siting of buildings into the landscape, while recognising the desire for water views;
- Ensuring buildings are set back a substantial distance from at least one side boundary; and
- Encouraging the provision of low or transparent style front fences, or the use of vegetation as an alternative.

### Issues / Threats




- Loss of trees and understorey vegetation.
- Excessive hard surface paving, particularly in the front setback area.
- High, solid front fencing.
- Boundary to boundary development.

PRECINCT MAP

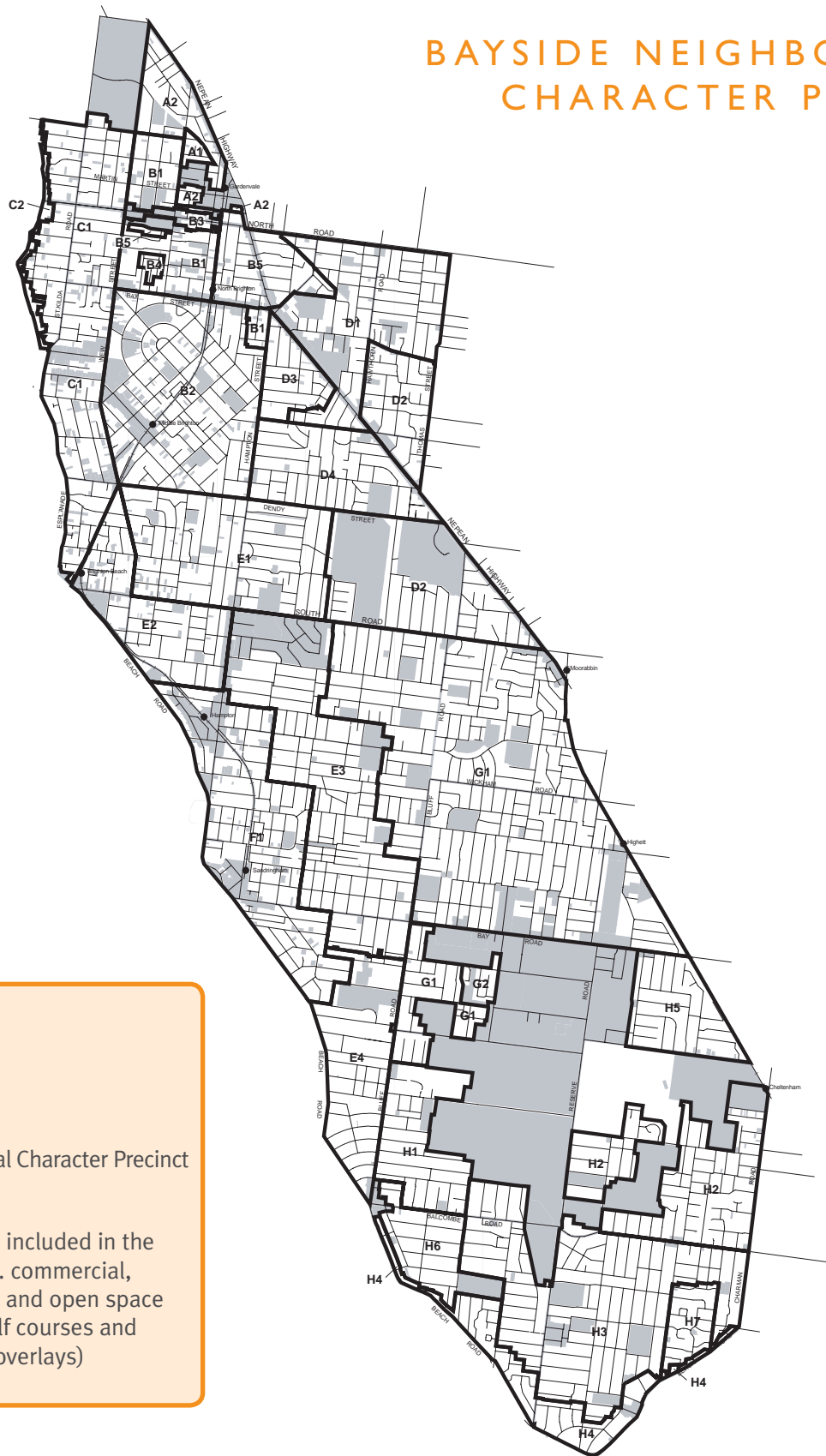


Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the bushy garden character of the area through the planting of appropriate species.	<ul style="list-style-type: none"> <li>Retain large established trees and understorey, and provide for the planting of new indigenous trees wherever possible (locate footings outside root zone).</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate native, preferably indigenous, vegetation.</li> <li>Minimise impervious surfaces particularly in front garden spaces to ensure space for plantings.</li> </ul>	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large established trees.</p> <p>Planting of environmental weeds</p>	
Siting	To maintain 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 a garden, including trees and shrubs.</li> <li>Buildings should be sited to create the appearance of space between buildings and accommodate vegetation.</li> </ul>	Loss of front garden space.	
	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> <li>Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space.</li> </ul>	Car parking structures that dominate the façade or view of the dwelling.	
Topography and Landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> <li>Buildings should be designed to follow the contours of the site on sloping sites.</li> <li>Minimise the use of retaining walls and battering of slopes.</li> <li>Design new buildings and extensions so as not to exceed the predominant tree canopy height.</li> </ul>	Major excavation works and site levelling. Buildings that protrude above the tree canopy height.	



Character Element	Objective	Design Response	Avoid	Illustration
Height and Building Form	To ensure that new buildings provide an articulated and interesting façade to the street.	<ul style="list-style-type: none"><li>• Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing appropriate articulation.</li><li>• Recess upper levels from the front façade.</li></ul>	<i>Large, bulky buildings</i> <i>Poorly articulated front and side wall surfaces.</i>	
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><li>• Use vegetation as an alternative where possible.</li></ul>	<i>High or 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.

## Bayside City Council

76 Royal Ave Sandringham  
P.O. Box 27 Sandringham VIC 3191

Enquiries: 9599 4444  
Facsimile: 9598 4474

Email: [enquiries@bayside.vic.gov.au](mailto:enquiries@bayside.vic.gov.au)  
Website: [www.bayside.vic.gov.au](http://www.bayside.vic.gov.au)

