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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 relatively homogeneous area of 1950s-1960s dwellings that has remained relatively unchanged over the years, unlike other parts of Bayside. Street and garden trees have matured in this time, but larger trees tend to occur in groups, rather than spreading continuously across

the area. The regular pattern of single storey, bungalow-style homes, with setbacks on all sides, is readily apparent from the street. Front garden and front fence styles are becoming increasingly varied, but there are still many original low brick fences and lawn or shrub-based gardens.

VALUED CHARACTERISTICS

- Predominantly single storey 1950s dwellings, with some early 1960s architecture.
- Building materials predominantly a mix of cream brick and timber.
- Front setbacks vary from 6-8m across the area.
- Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.
- Front fencing is predominantly low with brick materials.
- Gardens are typically well developed with a mixture of low level shrubs, lawn, and native or exotic canopy trees.
- Street trees are either native or exotic in intermittent avenues.

PREFERRED FUTURE CHARACTER

The low scale dwellings, with pitched roof forms, sit within established gardens with large native and exotic trees providing a backdrop. The dwellings have a strong horizontality to their form, which ensures buildings do not dominate the streetscape. Consistent front and side setbacks create a cohesiveness, along with the low front fences.

The preferred character will be achieved by:

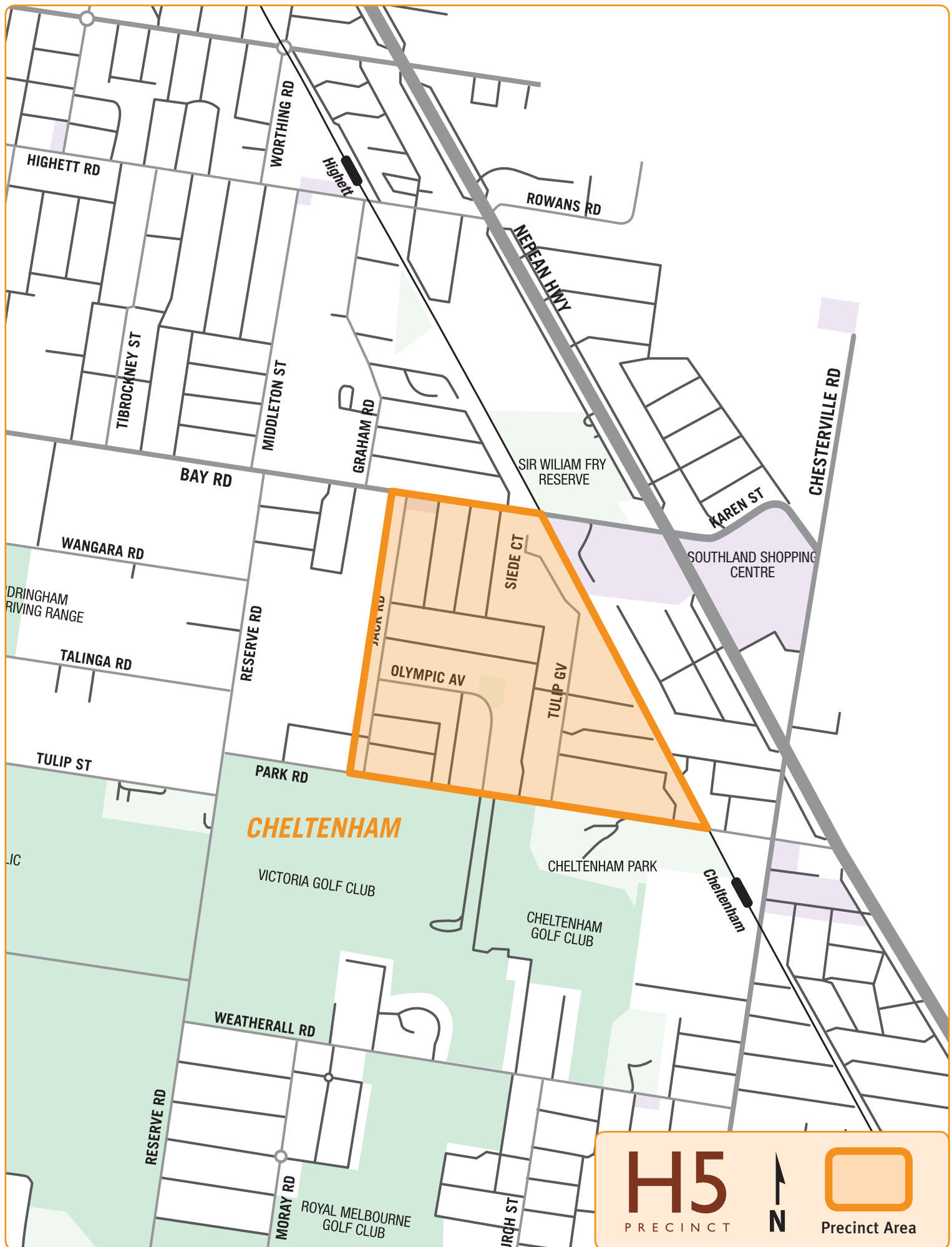
- Encouraging the retention and planting of trees and garden planting;
- Ensuring buildings are set back from at least one side boundary;


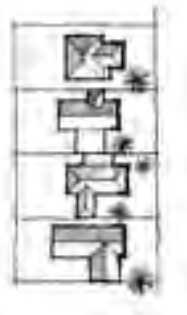


- Ensuring buildings respect the low scale nature of the streetscapes;
- Using building materials and finishes that complement the natural location;
- Ensuring buildings and extensions are sited and designed so as not to dominate the streetscape; and
- Encouraging no, low or open style front fences.

Issues / Threats

- Large, dominating buildings.
- Poorly articulated dwellings.
- High front fences.

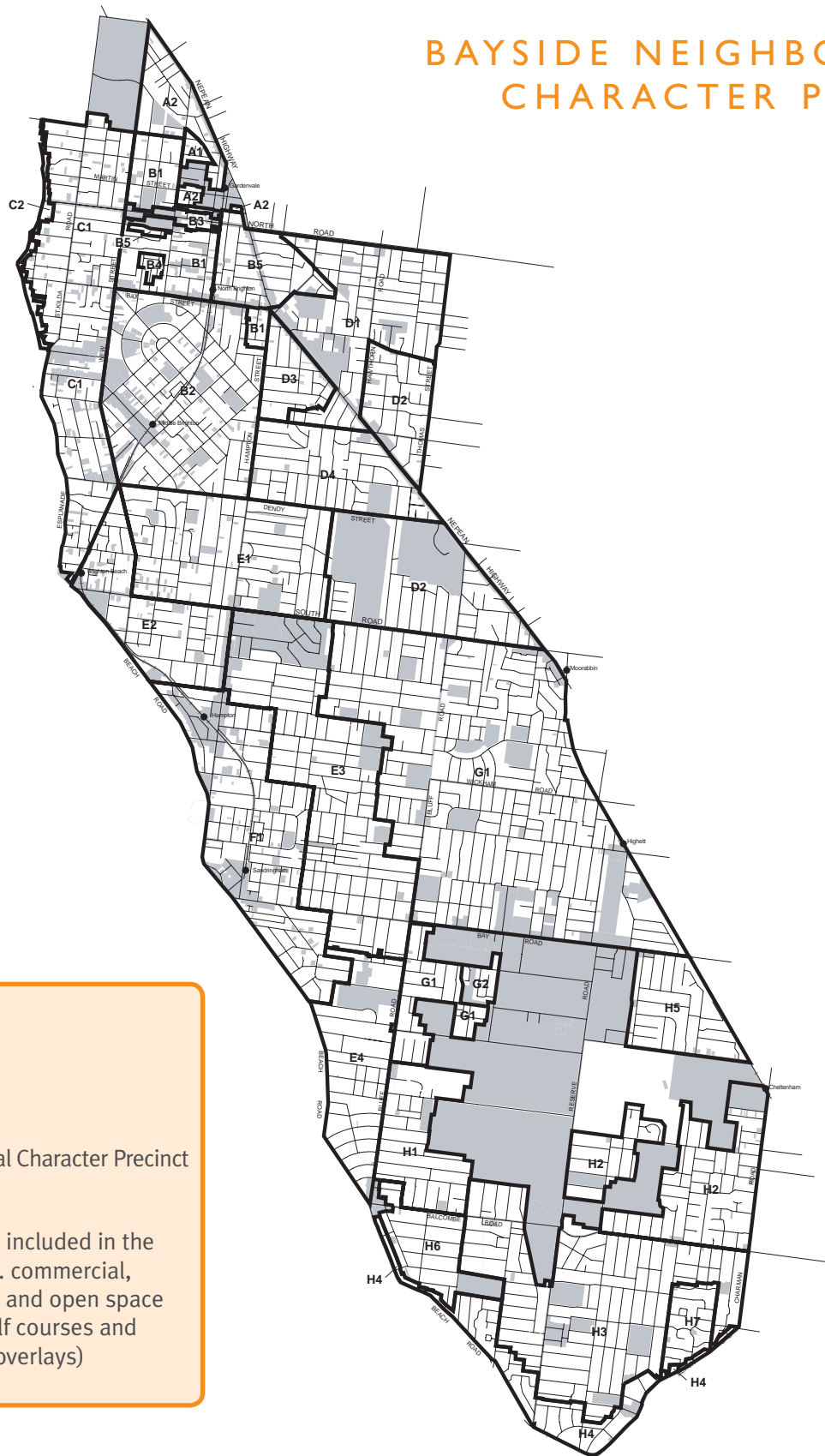
PRECINCT MAP



| 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 for new dwellings that includes substantial trees and vegetation (locate footings outside root zone).• Minimise impervious surfaces, particularly in front yard spaces.• Buildings should be sited to allow space for the planting of trees and shrubs. | <i>Lack of landscaping and vegetation.</i> |  |
| Siting | To maintain the rhythm of spacious visual separation between buildings. | <ul style="list-style-type: none">• Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. | |  |
| | To minimise the dominance of car parking structures. | <ul style="list-style-type: none">• Locate garages and carports behind the line of the dwelling. | <i>Car parking structures that dominate the façade or view of the dwelling.</i> |  |
| Height and Building Form | To ensure that buildings and extensions respect the low scale forms of the streetscape. | <ul style="list-style-type: none">• Recess second storey elements from the front façade.• Use low pitched roof forms with eaves. | |  |

| 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 maintain the openness of the streetscape. | <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, 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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