

H6

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 area has a mixed urban form with varying dwelling styles and lot sizes. Many of the original dwellings from the Post-War era have been replaced with 1970s- 80s, reproduction, and contemporary styles that are generally double storey and occupy more of the allotment. There are larger building forms in the east where the topography rises and dwellings are set back substantially to capture views of the distant waterfront. Throughout the area, gardens are

generally established with a mix of species and some tall trees. They are often hidden from the street by high, solid front fences and in other areas the dwellings are revealed by low brick fences. The streetscapes are generally open due to the long straight roads, wide grassy verges and lack of street trees. There are however, a handful of streets with significant avenues of native canopy street trees.

VALUED CHARACTERISTICS

- Architectural style is predominantly 1970s – 80s with some Post-War, reproduction and contemporary styles, and some mid 1980s – present ‘Grand Seaside Style’ dwellings.
- Roof styles are generally low pitch with some skillion roofs.
- Building materials predominantly brick with tile roofing.
- Front setbacks are mostly 6 – 7m.
- Side setbacks are generally 1m to boundary on one side with a garage to the other.
- Predominantly single storey dwellings with some double storey, and a handful of streets mostly double storey dwellings.
- Gardens are established with lawns, and mixed species of medium-sized shrubs, garden beds and medium and tall canopy trees.
- Street trees are predominantly native species that are regularly spaced.

PREFERRED FUTURE CHARACTER

The dwellings of diverse styles sit within gardens of indigenous coastal species with occasional tall trees. Buildings are occasionally built to the side boundary and sited to gain views to the bay and coast, however they do not dominate the streetscape and have regard to the view corridors from nearby properties. The impression of the streetscape is of openness due to the low or open style fencing complemented by the wide grassy verges and long straight roads. The coastal character is enhanced by street trees of native coastal species throughout the area.

The preferred character will be achieved by:

- Ensuring the retention of existing large trees and the planting of new trees;



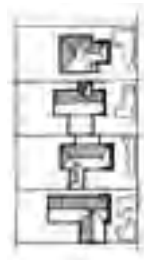


- Strengthening the bayside coastal character of the vegetation;
- Providing adequate space around buildings for the retention and planting of vegetation;
- Ensuring that new dwellings and extensions do not dominate the streetscape or completely obscure views to the bay from public areas;
- Using building materials and finishes that complement the natural location; and
- Providing low or open style front fencing.






Issues / Threats

- Loss of large native trees.
- Dominant or overwhelming development.
- High, solid front fences.

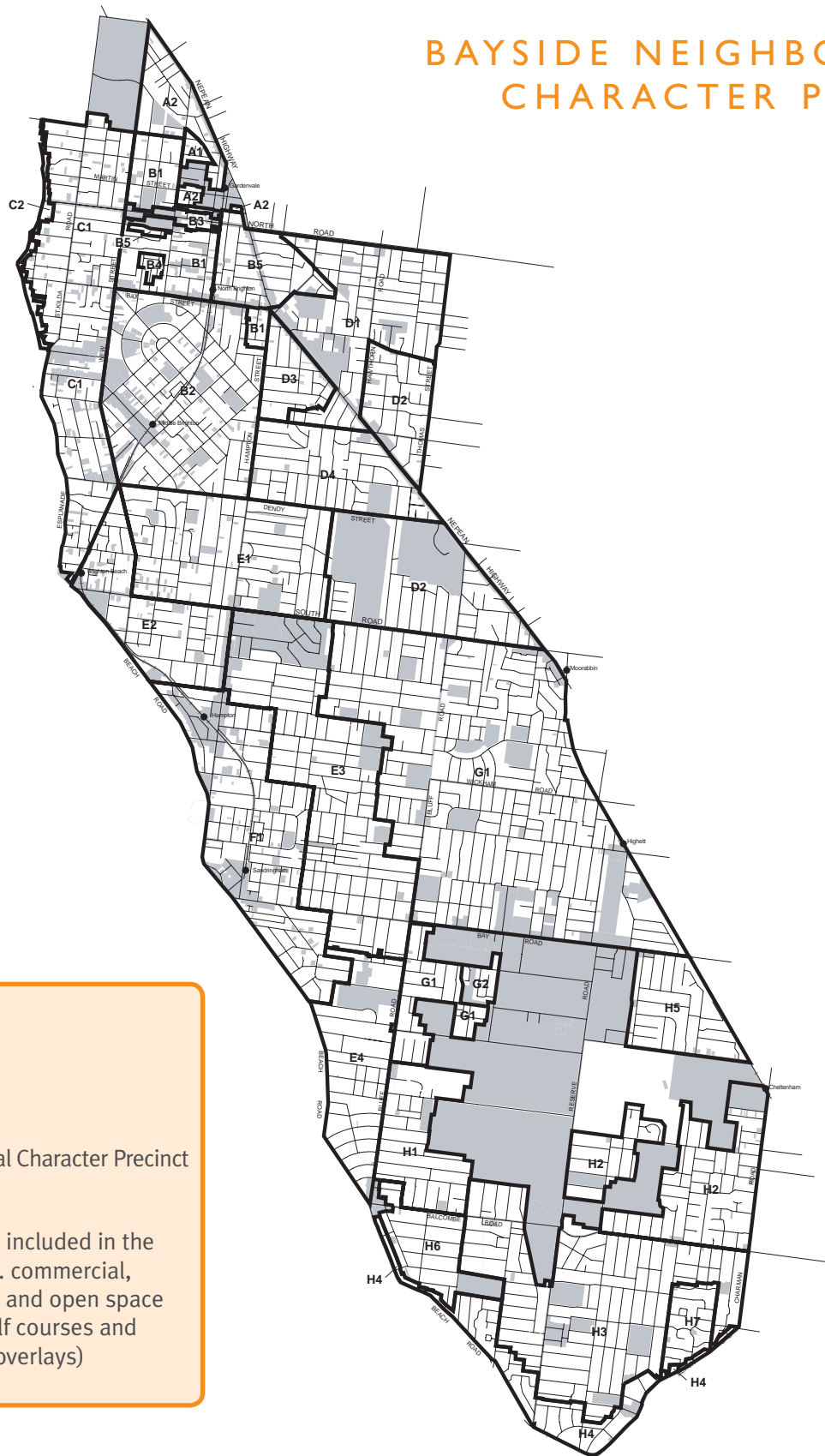
PRECINCT MAP



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 utilises appropriate coastal species. 	<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"> Retain established native and traditional coastal vegetation and provide for the planting of new native coastal trees and shrubs where possible (locate footings outside root zone). 	<i>Removal of large, native trees. Planting of environmental weeds.</i>	
Siting	To ensure adequate space is provided around buildings for the retention and planting of vegetation.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of trees and shrubs. Buildings should be sited to create the appearance of space between buildings and accommodate vegetation. Minimise impervious surfaces particularly in front garden spaces. 	<i>Loss of front garden space.</i>	
	To minimise the dominance of car parking facilities.	<ul style="list-style-type: none"> Locate garages and car ports behind the line of the dwelling. 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. 	<i>Car parking facilities that dominate the façade or view of the dwelling.</i>	
	To provide for reasonable sharing of views to the bay and coast.	<ul style="list-style-type: none"> Buildings should be sited to take into account the view corridors to the bay and coast from nearby properties and public viewing areas. 	<i>Buildings that completely obscure views from public viewing areas.</i>	

Character Element	Objective	Design Response	Avoid	Illustration
Height and Building Form	To ensure that buildings and extensions do not dominate the streetscape.			
	To encourage innovative architecture that reflects the coastal setting.	<ul style="list-style-type: none">• New buildings should be individually designed to respond to the characteristics of the coastal location and the site.• Incorporate building elements, materials and details that contribute to a lightness of structure including balconies, verandahs, glazing and light transparent balustrading.	<i>Large bulky buildings. Flat, poorly articulated front wall surfaces.</i>	
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>	
	To maintain the openness of the streetscape.	<ul style="list-style-type: none">• Provide open style front fences, other than along heavily trafficked roads.	<i>High, solid 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

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