

H7

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 small 1940s subdivision where streets wind and turn giving a more intimate feel than experienced in the traditional grid streets in Beaumaris. The generous, irregularly shaped lots in this area accommodate large dwellings, often double storey and mostly from the Post-War period, with Modern influences in some of the designs. Many of the gardens are simple with

only lawn and shrubs, becoming more established with tall trees at the peripheries of the precinct and closer to the waterfront. The front fence styles are varied with many examples of high, solid fences, and some streets where low or no fencing predominates, making the dwellings a strong feature in the streetscape.

VALUED CHARACTERISTICS

- Architecture is predominantly Post-War 1940s – 60s with some Modern 1950s houses and some contemporary infill.
- Roof types are predominantly low pitch with some flat styles.
- Building materials north of Mariemont Ave include a mix of brick and timber tile roofing and south of Mariemont Ave predominantly brick with tile roofing. Red brick is more common in this area than other areas of Beaumaris.
- Front setbacks are generally 6 – 7m.
- Side setbacks closer to the waterfront typically 1m to one boundary and garage to the other. Further away from the waterfront, side setbacks are 1m to one boundary and driveways on the other.
- Topography is a gentle slope towards the foreshore with greater slopes in some areas, particularly around Mariemont Ave and The Close, and the ridge between Chateau Gve and Halfleur Ave.
- Frontages are open with low or no fences.
- Gardens are a mix of simple and established mixed species, with some established native planted gardens with canopy trees, often remnant eucalyptus, more commonly closer to the waterfront.
- Street trees include mixed species with irregular spacing and sizes.

PREFERRED FUTURE CHARACTER

The mixed dwelling styles are set within the topography and established gardens, including occasional tall trees, often remnant eucalyptus. Despite the varying site sizes and configurations, spaciousness of the area is retained through the relatively consistent front building setbacks, and side setbacks from at least one side boundary. Low or open style front fencing also assists in retaining a spacious feel to the streetscapes.

The preferred character will be achieved by:



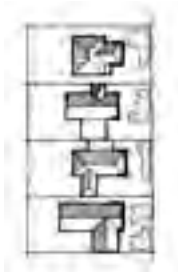

- Ensuring the retention of large trees and planting of trees, including indigenous species, where possible;
- Ensuring adequate space for the retention and planting of trees;
- Ensuring the buildings are sited to maintain the spaciousness of the dwelling settings;
- Ensuring upper levels are designed to minimise dominance in the streetscape and sit within the topography;
- Using building materials and finishes that complement the natural location; and
- Encouraging the provision of low or open style front fencing.

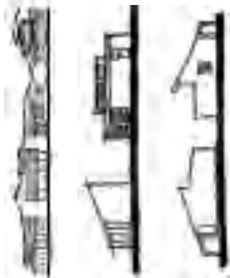

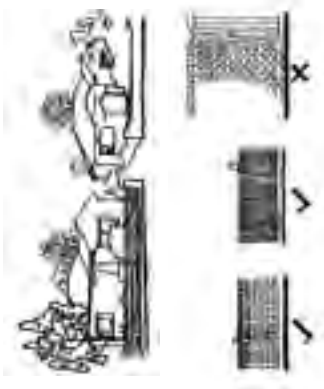
Issues / Threats

- Loss of existing tall trees.
- Excessive hard paving, particularly in the front setback.
- Large, poorly articulated buildings that dominate the streetscape.
- High, solid front fencing.

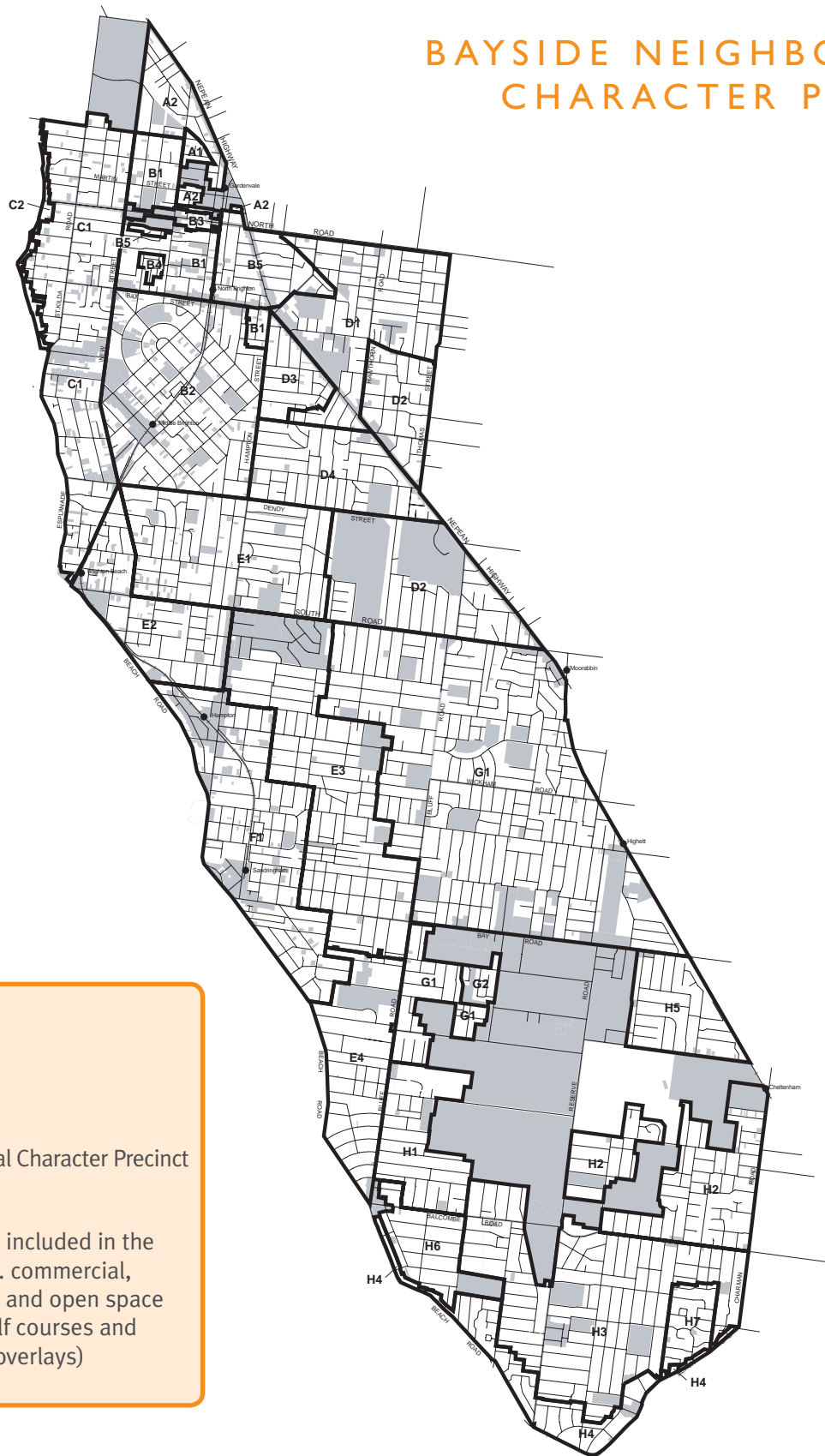
PRECINCT MAP



Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none">• Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs, including 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 native trees.Substantial use of exotic species.</p>	 
Siting	To ensure adequate space around dwellings for the retention and planting of trees.	<ul style="list-style-type: none">• Buildings should be sited to create the appearance of space between buildings and accommodate trees and shrubs.• Ensure buildings are sited to allow space for the planting of substantial vegetation.• Minimise impermeable surfacing, particularly in the front yard.	<p>Large areas of impervious surfaces particularly in the front setback area.</p>	
	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 behind the line of the dwelling.	<p>Car parking structures that dominate the façade or view of the dwelling.</p>	

Character Element	Objective	Design Response	Avoid	Illustration
Height and Building Form	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none">• Recess upper level elements from the front façade.• Use low pitched or flat roof forms.• Buildings should be designed to follow the contours of the site on sloping sites.	<i>High pitched roof forms with dormer windows.</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>	
Front Boundary Treatment	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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