



# Bayside Neighbourhood Character Review August 2004



# Acknowledgments

## Steering Committee

The development of the Bayside Neighbourhood Character Review was guided by a Steering Committee that met on six occasions. The assistance of the following Councillors and officers of the Bayside City Council, is gratefully acknowledged:

Cr Derek Wilson	Chairperson
Cr Craig Tucker	(until March 2004)
Cr Chris Carroll	
Cr Tim Ryan	(after March 2004)
Michael Top	Corporate Manager Sustainability
James Larmour-Reid	Manager Urban Strategy and Culture
Carolyn Thomas	Strategic Planning Co-ordinator
Frank Mangan	Statutory Planning Co-ordinator (until Nov 2003)
Jeff Green	Statutory Planning Co-ordinator (after Nov 2003)

## Study Team

Lisa Riddle	Director, Planisphere	Project Director
Kellie Marks	Senior Strategic Planner	Project Co-ordinator (until Aug 2003)
Michael Natoli	Planner/Urban Designer	Survey Management/ Analysis
Gavin Polkinghorn	Planning Assistant	Project Assistant/ Survey
Elizabeth Jenkins	Planning Assistant	Survey Assistant
Bryn Davies	Environmental/Strategic Planner	Project Assistant

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Planisphere (Urban Strategy Planners)  
288 Brunswick Street : Fitzroy : Victoria 3065  
9411 4074

---

John Curtis                      Urban Designer/Architect  
John Curtis Pty Ltd  
117A Flemington Road : North Melbourne : Victoria 3051  
9326 8654



## Foreword

Bayside Council has undertaken numerous studies over the last 10-15 years aimed at identifying and protecting the particular qualities of the municipality that are valued by residents. These studies have resulted in a number of measures in the Bayside Planning Scheme that provide the Council with the opportunity to review certain types of development to ensure they reflect the aspirations of its community.

The Council has prepared, exhibited and adopted Amendment C2 to its planning scheme to introduce policies and controls to protect and enhance the neighbourhood character of its residential areas. This Amendment was approved in part by the Minister for Planning, thus providing the Council with a number of controls and tools to assess neighbourhood character impacts of development. However, one key element of the Amendment – the Local Planning Policy – was not approved by the Minister.

The Council is keen to ensure that it has explored all opportunities to implement neighbourhood character objectives, including through Local Policy, and therefore has commissioned this Review to review previous work and make recommendations as to the most appropriate planning scheme tools available.

This project represents the first stage of a three stage process to identify appropriate, additional planning scheme tools, consult the community on the recommendations (Stage 2), and then to prepare and exhibit a formal planning scheme amendment to introduce the agreed controls (Stage 3).

This Review identifies the key elements of each residential precinct of the City, identifies the preferred future character of each area and sets out the means by which to protect and enhance this character. A Local Policy is recommended that differs from that previously exhibited as part of Amendment C2, but which builds on the content of that previous document. Recommendations are made about additional planning controls in a limited number of areas where it is considered the preferred future character objectives cannot effectively be met by any other means, including Policy and the controls introduced as part of Amendment C2.

The success of this Review will require collective understanding and concerted action by the Council, citizens, developers and other agencies. We present this Review as the vehicle for initiating protection, maintenance and enhancement of Bayside's neighbourhood character.

Lisa Riddle and Mike Scott

Planisphere

August 2004



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# 1. Brief and Method

**plān i' spherē** [urban strategy planners]



## 1.1 Brief

The City of Bayside has undertaken a number of heritage, urban character and streetscape studies in the last few years. Elements of this work have been included in Amendment C2 to the Bayside Planning Scheme, parts of which have recently been approved by the Minister for Planning.

The purpose of the project is to review the character of the entire Bayside municipality, to determine the best approach to implement neighbourhood character objectives, including the use of the Neighbourhood Character Overlay and other VPP tools, for the City. The review must take into account and build upon the other related studies that have been undertaken over the last 10-15 years.

This is considered Stage One in a three-stage process aimed at incorporating the Neighbourhood Character Overlay (or other appropriate tools) into the Bayside Planning Scheme.

The second stage, outside the current brief, will involve undertaking a comprehensive program of community consultation and engagement, while the third stage will be the preparation of the statutory amendment.

### The Review

Planisphere commenced the project in March 2003. The project has been carried out according to the agreed process contained in our proposal, other than for a delays due to the need for a Council briefing at one point, and reassessment of the outcomes following approval of parts of Amendment C2.

The Study Area for the Review included all Residential 1 zoned land, other than land covered by the Heritage Overlay. Golf courses within the Residential 1 zone were also excluded. The main outputs of the project are this report, which details the background, methodology, the character of Bayside, available planning scheme tools, and recommendations for planning scheme implementation of the neighbourhood character objectives for Bayside, and the Precinct brochures. The Precinct brochures are contained in a separate volume of the report.

The report also makes recommendations for the consultation strategy for Stage Two of the three-stage process to implement neighbourhood character.

A copy of the Study Brief is contained in Appendix 1.

## 1.2 Methodology

The project involved a number of tasks or stages, some of which were carried out concurrently. The following outlines the process.

### Stage 1 Preliminaries

This stage confirmed the brief, detailed the timelines and approach, and began the review of previous research. Specifically the team:

- Developed a good understanding of the Urban Character and Streetscape Study 1997 (UCG) and Urban Character Report 1999 (Ratio Consultants) and other relevant studies
- Reviewed other background material including the Panel report for Amendment C2
- Prepared a detailed project timetable, including provisional dates for all meetings
- Conducted a Project Team meeting with Council officers

At this Project Team meeting the project brief was reviewed and the timetable confirmed. The Council representatives provided the Study Team with a clear understanding of the pressures for controls in the municipality, and the Bayside Planning Scheme Amendment C2 as adopted by Council and submitted to the Minister for Planning, and its implications for this project. In addition the application and use of the contents of the Amendment, in particular the eight neighbourhood character areas as described in the proposed Local Policy in Am C2, and the relevant components of the 1997 and 1999 studies mentioned above were discussed.

### Stage 2 Initial Review of Neighbourhood Character Precincts

This stage commenced the Review proper, with the Study Team's urban designer/architect and urban designer/planner undertaking an initial survey of the whole municipality. The survey focussed on identifying areas of like characteristics and then identifying the key elements, issues and threats relevant to each. Photos were taken to assist in developing a library of images from each area of the City. The boundaries of various character areas identified in the 1999 Urban Character Report by Ratio (referred to as the Ratio Report) were checked and compared.

This survey assisted in creating a 'picture' of the urban character of the City, in evaluating previous work and determining areas that may require additional controls. The Study Team's recommendations on the delineation of precincts were presented at the first Steering Committee meeting, and the key characteristics of each precinct were summarised in a table. (see Appendix 2) The draft Precinct map was prepared for discussion and to inform the next stage of the work. This Precinct map underwent several iterations during the process of the Review.

Precincts that the Study Team believed required further investigation and analysis were presented for consideration by the Steering Committee at its second meeting, prior to the detailed survey in Stage 4.

### Stage 3 Evaluation of Tools

Concurrent with the review of precincts, an evaluation of the various tools available to achieve preferred character outcomes was prepared. The use of Local Policy, a variety of overlay options in the Victorian Planning Provisions including

Neighbourhood Character, Significant Landscape, and Design and Development overlays, and variations to ResCode through schedules to the residential zones, were all discussed in the Evaluation of Tools paper, in a clear and concise manner. The reaction by Planning Panels to various study and planning scheme methods was also outlined.

The advantages and disadvantages of each method were presented and discussed at the first Steering Committee meeting. A presentation of the Evaluation of Tools paper was also made to a special Briefing for all Councillors.

## **Stage 4 Detailed Review of Precincts for Further Investigation**

This stage of the project involved the Survey Team undertaking a detailed survey of the areas identified for further investigation. Councillors, staff and previous requests made by residents all contributed to the identification of these areas. In total, approximately 36 areas were identified for detailed investigation.

A street by street survey of these 36 areas was undertaken to document the predominant character of the precinct, and identify the specific elements that contribute to the character of the area. Where possible, existing information from previous studies was utilised to refine the survey content and process. However the Study Team was mindful that some information in these studies was several years old and was not gathered in a manner consistent with the remainder of the Review survey material. The new surveys were therefore designed to be compatible with existing information from the previous Ratio Study survey and to focus on relevant elements of the areas, without necessitating reliance upon the existing information for the development of any conclusions. Therefore while similar range of information was gathered in the Review survey as had been gathered in the Ratio Study survey, the Planisphere survey formed a more up to date and targeted set of results for the purpose of the Review.

The results of this detailed survey of the identified areas were noted in a table for discussion with the Steering Committee. (Appendix 3 – Detailed Survey Outcomes, and the final Precinct Map is contained in Chapter 6)

## **Stage 5 Preferred Character Statements**

Having identified the neighbourhood character precincts in Stage 2, and confirming some boundaries in Stage 4, the next stage was to prepare the Preferred Future Character statements for each of the precincts. The Preferred Future Character statements focus on the elements of each area that make it distinctive having regard to the elements of concern through the planning system. In this way those matters that both can and should be influenced by planning policies and controls were clearly identified for each precinct.

The statements for each precinct build on the Character Area statements from 'The Bayside Urban Character Report, December 1999' prepared by Ratio Consultants, and subsequently contained in the Urban Character Policy proposed by Council in Amendment C2 (not approved by the Minister). The new Precinct statements are written as preferred future character statements to recognise that the new development they will influence is the character of the future.

## **Stage 6      Preparation of Design Guidelines**

Prior to identifying the planning control mechanisms, design guidelines were prepared for each of the precincts. These address a number of Character Elements including existing buildings, vegetation, siting, height and building form, and materials and design detail for example, and relate to the individual circumstances in each Precinct to achieve the Preferred Future Character statements. Design objectives, design responses and avoid statements are provided. In future these will be presented as attractively produced brochures allowing an illustration of a suggested method to achieve the design response to be included. This future option will be undertaken as part of Stage 2 of the project.

The Steering Committee reviewed the Preferred Future Character statements and design guidelines for each precinct. Comments from staff and Councillors were incorporated into the final draft statements produced for community comment.

## **Stage 7      Determining Planning Control Mechanisms**

Having confirmed the Precinct boundaries, finalised the Preferred Future Character statements and developed the design guidelines to achieve this, the next task was to determine the most appropriate method for implementing the results based on the advantages and disadvantages of each available tool. In all areas the provision of a local policy is considered an appropriate tool. In some areas overlay controls are also recommended.

The final Steering Committee meeting attended by the consultants considered and discussed the Study Team's analysis of the most appropriate tools for each precinct.

As required as part of the project brief, the Study Team also presented and discussed a strategy for community consultation on the results of the Review.

## **Stage 8      Final Report and Recommendations**

Preparation of the final report was carried out following preparation of the final draft precinct brochures for each precinct. Officer's comments were sought on the final report draft and the Steering Committee considered and endorsed the report, after which the full Council considered the report for consultation purposes.

# 1.3 Review Process Diagram

## TASKS

**Preliminaries**  
Review of existing and proposed Policies / Controls / Studies

**Initial Survey**  
Undertake initial survey of the whole City and identify Character Precincts  
Note key characteristics/ threats of all Precincts

**Evaluation of Tools**  
Prepare and present an evaluation of the available planning scheme neighbourhood character tools

**Detailed Surveys**  
Survey all areas identified for further investigation  
Revise/Confirm Character Precincts and Descriptions

**Preferred Character**  
Draft Preferred Character Statements for all precincts

**Guidelines**  
Character Element Objective  
Design Response Illustration

**Implementation**  
Prepare recommendations for statutory implementation of neighbourhood character as appropriate  
Recommend consultation options

## OUTPUTS

Character precincts map and Key characteristics

Evaluation of Tools paper and presentation

Analysis of issues for all identified areas

Preferred character statements

Character Precinct Brochures

Recommended planning scheme changes

## REPORT

CHAPTER 2

SECTION 4.1

SECTION 4.2

SECTION 4.3

SECTION 5.1

SECTION 5.2

CHAPTER 6

FINAL REPORT

COMMUNITY CONSULTATION

COUNCIL





## 2. Policy Context



## 2.1 State Policies

### State Planning Policy Framework

The State Planning Policy Framework (SPPF) contains statements of general principles for land use and development planning, and specific policies dealing with sectoral issues. Planning and responsible authorities must take into account and give effect to both the general principles and the specific policies applicable to issues before them to ensure integrated decision-making.

In Clause 13 Settlement, the SPPF states the following issue as being of relevance to neighbourhood character:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to recognise the need for, and as far as practicable contribute towards:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Under the Settlement section, Clause 14.01 Planning for Urban Settlement, one of the objectives is:

To facilitate the orderly development of urban areas.

At Clause 14.01-2 General Implementation the SPPF states that:

In planning for urban growth, planning authorities should encourage consolidation of existing urban areas while respecting neighbourhood character.

Under the Housing section, the objectives in relation to medium density housing as outlined in Clause 16.02-1 are:

To encourage the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Clause 19.03 of the SPPF includes the following objectives in relation to Design and Built Form:

To achieve high quality urban design and architecture that:

- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances livability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within the broader strategic contexts.

Clause 19.03-2 General Implementation states that:

Development should achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

## Melbourne 2030

Melbourne 2030 was released in October 2002 and details the future changes to the State section of the planning scheme. It is mandatory that the Strategy be taken into account in the preparation of planning scheme amendments. It includes 9 key Directions, each with a set of policy statements and initiatives.

*Direction 5: A great place to be* includes the following policy statements relevant to residential neighbourhood character:

*5.1 Promote good urban design to make the environment more livable and attractive*

*5.2 Recognise and protect cultural identity, neighbourhood character and sense of place*

*5.5 Promote excellent neighbourhood design to create attractive, walkable and diverse communities*

Policy 5.2 describes neighbourhood character as:

*... an important component of sense of place and a key element of Rescode. Identifying and defining neighbourhood character is not about imposing design styles, but about recognising distinctive urban forms and layout and their relationship to landscape and vegetation. Rescode and other planning requirements will be used to ensure protection of existing valued urban and neighbourhood character.*

Also of relevance is *Direction 1: A more compact city*, which encourages concentration of new development at 'activity centres' near current infrastructure, in areas best able to cope with change. At the same time, Melbourne 2030 states that the valued character of established parts of the city, including valued suburban streetscapes, will be protected. Direction 5 includes the following policy statement:

*1.3 Locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport.*

Policy 1.3 encourages structure planning for activity centres, designating suitable sites for higher housing densities and in order to provide a mix of housing types around such centres.

Therefore, a major nexus or potential conflict point between the neighbourhood character and housing objectives of Melbourne 2030, occurs around activity centres and transport nodes. The Council will be required to demonstrate the way in which the housing needs of the municipality, as a proportion of the housing needs of the region, will be accommodated within the City, while meeting its neighbourhood character objectives. The Regional Housing Working Group process, established to develop Regional Housing Statements, will be a primary method by which the Council can address this issue. The recommendations of this Review have been mindful of this issue for the Council.

## ResCode

Before the introduction of ResCode in August 2001, character studies either aimed at introducing Local Variations to the Good Design Guide, or they made use of other planning mechanisms available in the VPPs (Victoria Planning Provisions). Local Variations proved to be difficult to achieve, and their potential seemed to have limited effectiveness compared to other VPP mechanisms, which include:

- Local Policy (including additions to the Municipal Strategic Statement)
- Overlay Controls (eg Design & Development Overlay, Vegetation Protection Overlay)

The introduction of the new residential provisions, collectively known as ResCode, has meant that neighbourhood character is now the mandatory starting point in the assessment of planning applications. ResCode offers a selection of tools that provide progressive levels of protection for neighbourhood character. These tools can enable protection of existing character or encouragement of a Preferred Future Character determined by Council. The introduction of these tools into Councils' Planning Schemes requires a full amendment process. The ResCode tools for the protection of neighbourhood character are discussed more fully in the following Chapter.

## Standards and Zone Provisions

The standards and zone provisions in ResCode provide a greater emphasis on neighbourhood character than the Good Design Guide where neighbourhood character was only one of many elements with equal weight. Where ResCode states that neighbourhood character should be respected (or similar expressions), this provides a clear opening for the Responsible Authority to refer to the guidelines and policies of a properly prepared character study. References of this type are strong and frequent, and there is also a clear neighbourhood character objective in relevant residential zones.

## Local Planning Policies

In addition, the Decision Guidelines in the relevant clauses of the VPPs state that the Responsible Authority *must* consider '...the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies'. This means that, if character policies are properly incorporated into the Planning Scheme, as is proposed with this Review, those policies carry considerable weight not only with Councils but also at the Victorian Civil and Administrative Tribunal (VCAT).

## Schedules to the Zones

Councils are able to add a schedule to a residential zone varying the following standards:

- Street setback
- Building height
- Site coverage
- Side and rear setbacks
- Private open space
- Front fence height

However a limitation on the usefulness of this mechanism, from the neighbourhood character perspective, is that it can only apply in the relevant residential zone throughout an *entire* municipality.

It is noted that Amendment C2 to the Bayside Planning Scheme introduced varied standards for street setback, site coverage, side and rear setbacks and front fence height that now apply throughout the City to all dwellings in residential zones.

## Minimum Lot Size

Councils can vary the minimum lot size that triggers the need for a planning permit for construction of a single dwelling. Size, siting, and in some cases design, of single dwellings can be a neighbourhood character issue. However, once again this provision can only apply in the relevant residential zone throughout an *entire* municipality, and at this stage only two options are readily available – the default of 300 sq.m., or 500sq.m. . In Bayside, the Council has adopted the larger minimum lot size of 500 sq.m.

## Neighbourhood Character Overlay

The Neighbourhood Character Overlay (NCO) has been heralded as the most specific and effective tool for applying neighbourhood character policy. The permit requirements are comprehensive and can include demolition, tree removal and front

fences as well as all buildings and works. This is the mechanism preferred by the Department of Sustainability and Environment for implementing a character study *where an overlay type of control is justified*. It is clear that NCOs will only be allowed over confined and specific areas. They will not be able to apply across an entire municipality. In addition, the use of this control, as with others that can be perceived to limit development opportunities, is now being directly linked to demonstrating the achievement of other housing objectives to the Department of Sustainability and Environment. This matter is discussed elsewhere.

While this mechanism provides a useful additional neighbourhood character control tool, it has limitations because its permit requirements are so extensive. The overlay requires a permit for all buildings and works, and only dwelling outbuildings and swimming pools may be exempt from this requirement. It is not possible to exempt certain types of development, for example, all buildings under a certain height or buildings with low site coverage. This may be considered an advantage in certain circumstances, but clearly precludes the use of the Overlay over extensive areas of the City due to the administrative burden and the onerous permit requirements imposed on landowners. It requires discriminating application and is designed for this purpose.

This matter of the most appropriate planning tool for the implementation of the recommendations of this Review is discussed in more detail in [Chapter 6 Implementation](#).

## 2.2 Council Strategy and Policies

There are various sections of the Bayside Planning Scheme and a range of Council policies that impact upon the project. A description of each policy and its implications follows.

### Municipal Strategic Statement

The Council's MSS, as amended by Amendment C2, includes specific reference to neighbourhood character and the importance of identifying the preferred future character of residential areas. The most relevant objective, Objective 2 at Cl.21.05, states,

*"To provide greater certainty to both residents and developers in relation to the preferred future character of residential areas and areas that require special treatment or greater protection."*

The Strategies include

*"Apply the findings of the Urban Character Study to influence development and subdivision outcomes in the residential areas of the municipality.*

*Identify areas of significant urban character and environmental sensitivity which have limited capacity for higher density development."*

A second objective, Objective 3 at Cl. 21.05, is,

*"To facilitate quality design outcomes which make a positive contribution to the character of residential areas."*

The Bayside Urban Character Report 1999, Vegetation Assessment Report 1999, and the Bayside Height Control Study 2000 are all referenced in the Clause.

In addition, the Strategic Framework Plan identifies 'Residential Opportunity' areas around all neighbourhood and some other shopping centres in the City. This designation would appear to indicate that these areas may accommodate more housing in the future.

## Local Policies

The Bayside Planning Scheme contains four local policies for urban design in activity centres – Bay Street, Martin Street, Church Street and Sandringham Urban Village. These Local Policies contain design guidelines for the activity centres, including preferred building heights. The areas affected by the Policies includes some residential areas on the periphery of the centres. Within these residential areas the recommendations of this Review and the urban design policies have the potential to overlap. The recommendations of the Review are, however mindful of this potential and seek to ensure that either this overlap does not occur or does not cause confusion of policy.

## 2.3 Previous Neighbourhood Character Studies

Two particular studies have formed direct inputs to the preparation of this Review. They are briefly summarised below, and their implications for this Study noted. Other related studies carried out by the City over the last 10-15 years are summarised in Appendix 4.

### **Bayside Urban Character and Streetscape Study (1997), Urban Consulting Group**

This study identified the elements that contribute to Bayside's urban character and streetscape. It makes recommendations for changes to planning scheme policies, and guidelines for special character areas, and sets up assessment criteria for new developments. The study was prepared in the context of VicCode 2 and the Good Design Guide. It is based on a physical and photographic analysis through a survey of the area, surveys and focus group meetings.

#### **Relevance to NC Review**

Action areas identified in the Study may provide triggers for additional investigation of further controls.

### **Bayside Urban Character Report (1999), Ratio Consultants**

This Study builds on the 1997 Bayside Urban Character and Streetscape Study and further refines the work to define urban character precincts and Design Guidelines. This was based on an analysis of the background studies, fieldwork and assessment to define areas of homogeneous character (aerial photo analysis and sample site visit and survey), definition of character areas (based on homogenous characteristics and threats), preparation of desired future character statements, the review and resolution of design guidelines, and determination of policy control mechanisms. Eight urban character areas were identified in the municipality. Design and development objectives and guidelines were developed outlining Council's expectations for development. Guidelines consist of Element, Objective, Technique and Avoid statements. These guidelines apply across the entire municipality.

## Relevance to NC Review

The findings of this document have been taken into account in the preparation of the Review. Provides direct input to the content of Amendment C2, in particular the MSS and the proposed Urban Character Local Policy.

## 2.4 Amendment C2

### Exhibition Version

As exhibited, Amendment C2 broadly consisted of the following in summary:

- Amendments to the MSS including amendments to housing and demographic data, key objectives identified by various strategic studies, new map (Residential and Environmental Management Strategy)
- Introduction of a VPO to the southern end of the municipality
- Introduction of DDO2 for single dwelling that introduced standards for front fence existence and heights, energy rating and setbacks of front walls of buildings depending on context.
- Introduction of DDO1 altering existing foreshore height controls and introducing height controls across the municipality (seven height control areas).
- Introduction of Local Variations to the Good Design Guide including Density, Neighbourhood Character, Energy Efficiency, Building envelope etc.
- Introduction of two new local policies for height and for housing.
- Introduction of various background studies as 'Reference Documents' into the new scheme.

Amendment C2 was exhibited in June/July 2000 without full Council endorsement. Council considered the submissions and altered the amendment. The Panel considered the altered version of C2 (referenced as C2\*) as Council's submission to the exhibited Amendment C2.

The major changes of C2\* were:

- Modification of figures in relation to expected population and dwelling projections
- Clarification of when a permit is required in the proposed VPO.
- Changes to the height control regime from seven areas to essentially four and the reduction in height allowances across the municipality.
- Variation of the proposed density control to establish a benchmark density of 1:400 to apply to all residential areas, with associated changes to the accompanying map.

The Panel recommended that the Amendment C2 be adopted as exhibited with a number of modifications. These included:

- The local policy on height and housing be deleted from the amendment and the contents be incorporated into the MSS and DDO.
- That Council consider the use of either a Local Planning Policy and/or incorporation of the Urban Character Report and Guidelines to accompany Rescode.
- That all the exhibited local variations to the Good Design Guide be abandoned.
- That the mandatory height controls in the foreshore areas be approved as exhibited in Amendment C2.
- That there be no height controls specified in the inland areas.
- That any reference to density be deleted from Amendment C2.

### Adopted Version

Amendment C2 was adopted by Council in December 2001 and forwarded to the Minister in 2002. The amendment included a response to submissions, recommendations from the Panel and changes as a consequence of the introduction of Rescode. These changes included:

- Introduction of a new Urban Character Policy.
- Inclusion of schedules to the Residential 1 and Mixed Use Zones to incorporate a translation of some of the originally proposed Good Design Guide local variations. The schedule included ResCode standards for Minimum Street Setbacks, Site Coverage, Side and Rear Setbacks, Private Open Space and Front Fence Height requirements.
- Separation of the original height control provisions into three overlays rather than separate columns within a single overlay as exhibited. Two storey controls in foreshore areas, two storey with a planning permit required for a maximum third storey for inland residential, mixed use and business zones, and three storeys for activity centres. There are no exceptions for nodes along the foreshore.
- A new DDO for four star energy rating of all new dwellings.

## Approved Version

The Minister for Planning approved Amendment C2 in part. A majority of the Amendment was approved as adopted, and it was approved in two parts. Part 1 introduced changes to the MSS in the 'Snapshot', 'Housing' and 'Streetscape Design' sections were approved as exhibited. The Vegetation Protection Overlay for Beaumaris and Black Rock was approved, which requires a permit to remove, destroy or lop any native vegetation over a certain size. In addition changes to the Design and Development Overlay that applies along the coast, were approved to make the control permanent.

Part 2 introduced the schedule to the Residential 1 and Mixed Use zones which includes changes to the ResCode standards for front setback, site coverage, side and rear setbacks and front fence height. DDO2 was also introduced that requires a permit for all buildings over 2 storeys and 9 or 10 metres (depending on slope of the site) across all residentially zoned land (except areas along the coast covered by DDO1). The proposed Urban Character Policy was not approved.

### Relevance to NC Review

The approved Overlay controls and changes to the ResCode standards included in the schedule to the residential zones have implications for determining the recommendations for the Review. It is necessary to be clear about the issues that need to be addressed within each part of the City, and then evaluate the effectiveness of the new tools for the management of these issues. In some cases the full effectiveness of the new tools will not be known for some time, and the Council may need to determine its approach without this knowledge or with further investigation to assess the likely outcomes. Any additional controls will need clear justification.

It is understood that part of the reason for the Minister's decision not to approve the Urban Character Policy was due to the Minister's knowledge that this Review was underway, and likely to suggest changes to the Policy content. Consequently, it may be possible to introduce some minor alterations to the Policy without re-exhibition. However more major changes involving deleting some parts and adding others will necessitate re-exhibition, which the Council will have to take into consideration.





### 3. What is Neighbourhood Character ?



## 3.1 Neighbourhood Character Defined

In December 2001 the Department of Infrastructure published a General Practice Note titled 'Understanding Neighbourhood Character'. Although the Note contains useful information, it fails to provide a single, all-encompassing definition of neighbourhood character. The nearest it comes to a succinct definition is: 'neighbourhood character is essentially the combination of the public and private realms'. The large number of matters it suggests as relevant tend to obscure, rather than illuminate, the essence of neighbourhood character. Yet there have been useful previous statements on this subject, either auspiced by the Department of Infrastructure, or produced by independent Panels.

A more succinct and encompassing definition was included in the Draft Practice Note on Neighbourhood Character published in June 2000 as part of the first draft of ResCode:

Neighbourhood character is the interplay of natural, built, social, cultural and economic conditions that make one place different from another.

This definition is helpful, but it has a number of shortcomings:

- It fails to focus precisely onto the meaning of neighbourhood character that is reflected in tools provided in the Victoria Planning Provisions (VPPs)
- It omits the adjective 'qualitative' in using the term 'interplay'.
- It makes no reference to the 'combination of the public and private realms' in the current Practice Note

It is true that people attribute widely differing meanings to the term 'neighbourhood character'. For many, character is about the people who live in the area; for others it is broad attributes of the area, such as closeness to shops or transport, how much open space or traffic there is. Because this character study has been commissioned to provide planning scheme policies and controls, it needs to be focussed on the physical planning outcomes that are capable of being influenced by planning scheme tools. Fundamentally we are aiming to answer the question: how do buildings and landscape interact? Built form, vegetation and topographical characteristics are the physical manifestation of neighbourhood character addressed in the VPPs. The Good Design Guide used these terms in defining neighbourhood character.

The term 'interplay' in the former Practice Note comes from the 1998 Advisory Committee report on the City of Monash neighbourhood character 'local variations' amendment, which coined the phrase 'qualitative interplay'. Qualitative interplay refers to the way that the main distinctive components of an area's character combine to produce a particular sense of place. This concept carries important implications:

- Neighbourhood character needs to be described in a written character statement; it is insufficient to simply produce a catalogue or list of characteristics.
- Character statements must be skilfully written to describe the synthesis of qualities that make one area distinct from another.
- Character statements should make clear which characteristics are most important, and the manner in which they relate to each other.

The term 'qualitative interplay' transcends 'private and public domains', as the Monash report emphasises. The character of buildings and their grounds cannot be divorced from the character of the street scene in which they sit. For example, in the inner suburbs of Melbourne buildings often present as solid 'walls' to the street, producing a hard, urban character. In some landscape-dominated areas on the urban fringe, natural bush vegetation flows across private property and public domain alike, only stopping at the edge of the roadway. Clearing all the trees on a private allotment would completely change the character of this type of area. So would the construction of kerb, channel and footpath, or planting of street trees of an incompatible species or in a formal pattern.

Therefore, in summary, neighbourhood character is a synthesis of public and private domain characteristics, as listed in the provisions of ResCode. It is the qualitative interplay between those characteristics that make a place, town or neighbourhood distinctive. Some characteristics are more important than others in creating this distinctive character.

Surveying all characteristics, then listing the 'key' characteristics, is a useful analytical tool. However a written statement that explains the interplay of the character components is necessary to properly describe, assess and evaluate the character of a particular area.

The following definition of neighbourhood character, used by a Department of Infrastructure working party into neighbourhood character that met in late 1999, seems to the Study Team to accommodate all of these requirements. It forms the basis of the work undertaken in this Neighbourhood Character Review:

Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains, that make one place different from another.

### **Focusing on ResCode**

In many areas, building type, era and spacing, the proportions and combined appearance of the 'walls' and 'floor' of the street space, and the amount and type of vegetation, are the critical determinants of the area's character. How the buildings 'sit' in their landscape is critical. Vegetation includes street trees, front garden vegetation, and canopy trees in rear yards and public reserves forming a back drop. Critical elements of the 'walls' and 'floor' of the street space are: the height, permeability and profile of the 'walls'; the depth of front setbacks, type of garden (eg lawn and roses, shrubs and trees, or an apparent continuation of the streetspace planting), presence and permeability of front fence; and the formality (or otherwise) of the street space.

Other character components can include traffic, noise, type of activity and demographic characteristics. Members of the public often cite these as important characteristics of their neighbourhood. People often raise amenity issues such as access to open space in character consultation sessions. All of these can be argued to be an essential part of an area's character.

The important question in considering each potential component of character is: *how relevant is this to the task in hand?* In preparing policy and controls for implementation through the planning scheme, the focus of the study needs to be on elements that are mentioned in ResCode provisions and can therefore be influenced by the appropriate planning controls. Many of these other elements can be addressed through alternate mechanisms such as social development strategies, traffic management plans or public awareness campaigns that are outside the scope of planning schemes.

### **Neighbourhood Character is Not**

The differentiation between different types of character area is not simply a question of architectural style or era of development. Neighbourhood character is founded on the layout and form of the areas, and the way that the built form interacts with and relates to the landscape. These factors should be the basis for the application of neighbourhood character policies. Neighbourhood character is not about the imposition of design styles. Rather it should be about recognising the distinctive characteristics of different urban forms, and their relationship to topography and vegetation. Getting this right is the best way of maintaining and enhancing the sense of place of the City's residential areas.

Nor is neighbourhood character about the amenity of adjoining properties as such, although it has implications for both these issues. In practical terms it does not, however, dictate planning controls for either. For example, some of the recommended guidelines contained in the Character Precinct brochures with regard

to maintaining the rhythm of dwelling spacing in a Character Precinct or streetscape, may require that new buildings should be setback from both side boundaries. This may reduce the amount or number of buildings that can be accommodated on a site, and may also reduce potential amenity impacts from overlooking and overshadowing of adjoining properties. Site coverage and front setback controls may also have a similar effect in some instances. These are secondary outcomes of the neighbourhood character guidelines, and while not the primary intent, may reduce community concerns about other aspects of new development.

Nor is character about density controls. ResCode makes no provision for density controls, and it is considered that any policy that proposed density maximums or medium density housing saturation levels would not be supported by the Department of Sustainability and Environment. ResCode has more extensive provisions relating to amenity issues and it is likely that once these provisions become more widely implemented many amenity concerns, often at the heart of density issues, will be reduced.

## 3.2 Neighbourhood Character Principles

The following principles of neighbourhood character were prepared by a Department of Infrastructure working party into neighbourhood character that met in late 1999. They were included in the Draft Practice Note on Neighbourhood Character published in June 2000 as part of the first draft of ResCode. These form the basis of the process and content of the work undertaken for the Bayside Neighbourhood Character Review 2004. The principles are:

### Community Values

- The values of the local community are part of determining the appropriate response to neighbourhood character. Planning controls that aim to protect, change or improve character must draw on professional and community views.

The community should be involved in identifying the neighbourhood character measures appropriate to their area. Professionals assist in developing and translating these ideas into techniques to manage design.

### Physical Focus

- Character, in its broadest sense, can include environmental, social and economic factors, but the planning system is concerned with managing the physical evidence of character and related social impacts.

The planning system is primarily focussed on achieving a wide range of objectives through the physical environment. Character is not concerned only with the private domain, as much of neighbourhood character is manifested in the public street space. However, some character issues are related to social outcomes or impacts. eg. The height of front fences is a town planning issue with character implications that may be physical (does a high fence contribute positively to the 'look' of the area?) and social (how do high fences affect social interaction?)

### Special Qualities of an Area

- All areas have a character that can be described, evaluated and, in many cases, improved. In some areas protection of particular qualities may be warranted; but there is no distinction between areas of special character and 'the rest'.

The aim in placing greater priority on character is to improve the quality of the environment throughout Victoria's residential areas, not just in retaining or improving a few select 'special' areas that already have high amenity values. For this reason, a neighbourhood character is equally relevant everywhere. Planning controls should aim to protect identified distinctive and valued elements.

### Interaction between Elements of Character

- Character is about the interrelationships between various elements of an area, and so cannot be described or evaluated by considering individual elements in isolation.

Design responses need to consider the whole picture of a neighbourhood, rather than focussing upon one or two elements of the building form or siting.

### Neighbourhood Character and Other Planning Policies

- State and Council policies provide the rationale for decisions about whether to protect, change or improve the neighbourhood character of an area. Area-specific controls should be developed in the light of these strategic directions.

A Council's Residential Development or Housing Strategy (as expressed in its Municipal Strategic Statement) may provide guidance about priorities in any particular area.

### Preferred Future Character

- Neighbourhood character descriptions and evaluations should focus on the preferred future character of an area.

Descriptions of existing characteristics are an important part of the process of identifying the 'starting point', but the desired character needs to be evaluated and considered in the context of other policy priorities. It may be that some areas should be encouraged to develop a new character, just as there may be some areas where critical elements need to be protected or reflected in all new development.

### Neighbourhood Character Typologies

- There are a limited number of consistent neighbourhood character area types that can be defined, and frequently appropriate policy responses can be formulated without the need for expensive studies.

The 'Responding to Neighbourhood Character' ResCode Practice Note has adopted this approach in presenting possible policy responses to three typical residential character types. This is not to say that detailed analysis can be completely avoided, but much can be gained from shared understandings. Many Councils have undertaken very detailed character studies and this information may supplement the examples provided.

### Site Analysis

- A site analysis, specifically from the neighbourhood character perspective, is necessary whether or not a detailed character study has been undertaken.

A site analysis is a mandatory requirement of ResCode.

### Character and Heritage

- Character and heritage share many attributes, but there are important differences between the two concepts. Community values are a key justification for the protection of neighbourhood character. Policies to transform character may be appropriate in some areas.

Character studies evaluate the significance of built form, vegetation and topographical qualities, with reference to styles and ages where relevant, whereas heritage studies evaluate cultural heritage significance, with some reference to built form, vegetation and topographical qualities. (see below for further discussion.)

### Character and Amenity

- The difference between neighbourhood character and amenity must be recognised.

Character and amenity are terms often used interchangeably, but in ResCode factors like visual and acoustic privacy and overshadowing should continue to be treated as issues separate to neighbourhood character.

### 3.3 Neighbourhood Character Types

Neighbourhood character is a fundamental of sense of place in residential communities. While many Councils have undertaken neighbourhood character studies, little or no attempt has been made to generalise the findings of these studies into a typology of neighbourhood character types. Broadly speaking, the following neighbourhood character types have been identified in the central region of Victoria<sup>1</sup>:

<b>Built Form/Landscape Relationship</b>	<b>Character Type</b>
<i>Built form dominated residential areas</i>	'Inner Urban'
<i>Spacious residential areas in a garden setting (formal street pattern, generally modified grid)</i>	'Garden Suburban'
<i>Spacious residential areas in a garden setting (informal, generally curving street pattern with courts/cul-de-sacs)</i>	'Garden Court'
<i>Landscape dominated residential areas</i>	'Bush Suburban'

These four categories illustrate the four main types of residential area that exist in the central region of Victoria, from an urban design perspective. The differentiation between these types is NOT based on architectural style or era of development. It IS founded on the layout and form of the areas, and the way that the built form interacts with and relates to the landscape. These factors should be the basis for the application of neighbourhood character policies. Neighbourhood character is NOT about the imposition of design styles. Rather it should be about recognising the distinctive characteristics of different urban forms, and their relationship to topography and vegetation. Getting this right is the best way of maintaining and enhancing the sense of place of the central region's residential areas.

Within each of these four main character types, there can be wide variations. These are important in differentiating the character of one neighbourhood from another, and in creating or strengthening sense of place. These variations are identified through the detailed survey, and are highlighted in the 'description' of each character area that appears in the Character Precinct brochures.

In Bayside the residential areas primarily fall within the 'Garden Suburban' and 'Garden Court' types, with some areas bordering on the 'Inner Urban' and 'Landscape Dominated' typologies. The typologies in this work do not correlate directly with the 1999 Ratio Report for Bayside, despite the similarity in terms. The analysis of individual municipalities is necessarily more detailed than the intended use of these more generalised typologies.

#### Areas with New and Changing Character

Some areas are subject to redevelopment, or have aspects of their character that are a cause of strong concern by local people, warranting change to the physical fabric. In both these instances, the appropriate planning strategy may well be to try to improve the character of the area by changing it. Achieving a measured and consistent change in the development character of an area requires a sound approach to planning. Definition of the new character will often require urban design skills, and the process of managing change may require a sophisticated program of community involvement.

<sup>1</sup> An initial version of these character types, prepared by Planisphere, was included in the Draft Practice Note on Neighbourhood Character published in June 2000 as part of the first draft of ResCode. Although this Practice Note has since been superseded, it provided some useful principles about the nature of neighbourhood character. The upgraded version of the character types shown here is included in *Sense of Place: urban design principles for the metropolitan strategy*, a technical report on urban design prepared by Planisphere and published in October 2002 as part of the Metropolitan Strategy.





## 4. Neighbourhood Character in Bayside

**plān i' sphere** [urban strategy planners]



## 4.1 Community Values

Community values work undertaken by Ratio and Council for the 1999 Bayside Urban Character Report forms part of the most relevant and up to date source of community values of neighbourhood character for the municipality. In addition the Council consulted and exhibited extensively on the proposed changes to the planning scheme for Amendment C2. Consultation has also recently been undertaken for the proposed heritage amendment.

The 'Valued Characteristics' listed in the Urban Character Policy exhibited as part of Amendment C2, have been adopted as the aspects of each Character Area most valued by the community for the purposes of the Neighbourhood Character Review. These have been adapted into the format of the outputs from the Review, and reviewed by the Steering Committee. These statements and values can be further tested through the consultation process following completion of this Review, and the subsequent planning scheme amendment process.

## 4.2 Surveys

Two types of surveys were undertaken as part of the Review. The initial survey involved an overview of the whole municipality to confirm the eight Character Areas identified through the Ratio Report, and record broad characteristics and threats.

A second type of survey was undertaken later in the process to gather more detailed information about areas identified for further investigation by the Study Team and Council.

The outcomes in terms of description and classification of neighbourhood character are described in this chapter. The details and methodology of each of the surveys are described in this section.

### Initial Survey

This stage of the project included a review of the eight Character Areas identified as part of the previous Urban Character Report by Ratio in 1999. This involved two days of field survey and photography, and analysis and revision of the previous description and classification work. The survey team aimed to gather general information about the character of each area, review the current character areas, and delineate new character precincts. The broad Ratio Report character areas were thereby up dated and checked.

The steps were:

- An initial windshield survey of the study area to identify the key characteristics of each part of Bayside, utilising the eight Character Areas as a starting point and identifying smaller areas with common characteristics within each Area
- Preliminary identification and mapping of Neighbourhood Character precincts
- Initial documentation of threats to existing characteristics of each precinct

The initial survey gathered the following general information for each Character Area and precinct:

### Content of the Initial Survey

#### **Built Form**

Architectural Era and Style  
 Dwelling Materials  
 Front Setbacks  
 Side Setbacks  
 Front Fence Treatment  
 Number of Storeys

#### **Landscape**

Private Garden Styles  
 Topography and Views

#### **Public Domain**

Street Tree Spacing  
 Street Tree Species  
 Road Treatment

## Detailed Survey and Photography

Following discussion with the Steering Committee and seeking advice from other Council officers and Councillors, approximately 36 areas were identified throughout the City for further investigation. These areas were identified on the basis of known resident concern about development occurring in the area, information from Council planners regarding areas undergoing redevelopment pressure and areas thought to hold particular valued characteristics. The survey included the whole of the southern portion of the City in the Character Area H, as well as numerous other smaller parts of the City.

A street-by-street survey was undertaken these 36 areas. This survey aimed to gather summary information about the character of each street, and to create a photographic library of the study area. The survey was not intended to produce accurate information about characteristics property-by-property. The aim of the survey was to gather information about characteristics that remain consistent across a wider area, and to provide an indication as to where these characteristics change.

The amount and type of data collected was tailored to achieve the most effective result for the Council. Data collected was aimed at determining the 'key' characteristics of areas, as opposed to a catalogue of unrelated or peripheral information. The Study Team adjusted the survey methodology successfully used in previous studies to:

- Reflect the particular issues of the Bayside area
- Anticipate particular data collection needs relating to ResCode

The detailed survey, covering the identified residential areas in the municipality, recorded the following information:

### Content of the Detailed Survey

<b>Built form</b>	<b>Landscape</b>	<b>Public domain</b>
Architectural Era and Style	Private Garden Styles	Street Tree Spacing
Dwelling Materials	Topography and Views	Street Tree Species
Roofing Materials		Footpath Treatment
Front Setbacks		Road Treatment
Side Setbacks		
Front Fence Treatment		
Number of Storeys		

Appendix 3 contains a summary of the Detailed Survey Outcomes, which also lists all the areas surveyed as part of this stage. The detailed survey data and photographs from this survey are held by the Council.

## 4.3 The Character of Bayside

Residential areas in Bayside have qualities that distinguish them from other residential neighbourhoods across the State and metropolitan Melbourne. Having undertaken the surveys, and having considered their own experience in undertaking previous character studies, the Study Team was able to reach conclusions about the character in Bayside.

Bayside is distinctive for its mixture of heritage, older style and new dwellings in garden settings, and its relationship to the Port Phillip Bay coast. Due to the desirability of the location, land values in the City have for many years been higher than the Melbourne average, and this has led to high rates of redevelopment, particularly in areas closer to the coast.

The residential areas of the City are predominantly 'Garden Suburban' in type, with dwellings set within gardens of varying styles. Front gardens are well vegetated, sometimes partly obscuring the buildings from view. The spaces between the buildings provide glimpses of sky and backyard planting. Where combined with

fences that enable view of the front yards from the street, the streetscapes have a spacious quality.

Some areas are more densely developed, and this tends to coincide with those that were developed early in the last century. These areas verge on an 'Inner Urban' type, where buildings are close to the street frontage, creating a clearly defined boundary to the streetspace.

Other pockets in the south have a 'Bush Garden' character, with bushy, often native coastal, vegetation that surrounds the dwellings. In some cases the informal public domain treatments assist in this character.

## 4.4 Character Precincts

Character precincts are delineated in order to define areas that could share a common preferred character. The use of character areas also enables the study findings and guidelines to be presented and communicated in a way that is accessible to local people and useful to planning applicants and Council officers. In some cases, this led to larger areas of common characteristics being subdivided.

In the case of Bayside a total of 27 precincts were delineated. The number of Precincts identified within each of the 8 Character Areas is summarised in the table below.

Character area (ratio report)	Precincts
A	2
B	5
C	2
D	4
E	4
F	1
G	2
H	7

The final Precinct Map is shown on page 33.

It is important to note that *preferred* character is the main criterion for character precinct delineation. Character studies that attempt to delineate every variation in *current* characteristics tend to produce very large numbers of areas. While this approach might have some benefits in achieving a finer grain of information, it also results in some disadvantages, which include volumes of information and a loss of a sense of cohesiveness in the approach to future preferred character.

### Character Precinct Size

A constant problem with character studies is the sheer volume of information that is generated from the detailed survey. A major challenge is to be able to 'see the wood for the trees'. There are dangers in providing too much information, and benefits in being able to focus attention on the handful of key characteristics whose 'qualitative interplay' is fundamental to maintaining or strengthening the preferred character of an area. For example, a widespread misunderstanding about character studies is that they seek to control the aesthetics of detailed design. This misapprehension may be exacerbated if the existing architectural style is always a decisive criterion in delineating area. There are many types of character precinct in which building design is not a major issue (eg in heavily treed environments). A character precinct may contain a variety of different building types and styles.

The actual size of a Character Precinct is determined by two factors, one based on the theory and the one on the practice. The first criterion is the similarity of the streetscape characteristics. Where the same set of factors are noted as significant to the preferred character these areas should logically be grouped together as the same set of guidelines will apply. The emphasis here is on ensuring that the same objectives and set of changes needed to achieve these objectives, apply to both areas.

The second criterion is useability. If two similar areas are geographically remote it will be difficult for planners and applicants to find and relate the information to the particular area. For this reason similar areas with similar guidelines may be in different area of the City. Actual Precinct boundaries are also determined on the basis of useability. Therefore physical barriers such as main roads and railway lines are often used as boundaries. In most cases where two adjoining areas are not extremely dissimilar, it may be relevant to consider the preferred character statement and design guidelines for an adjoining area where the property is located on a boundary between two Precincts.

In the case of Bayside, the Character Areas identified by the Ratio Report and reflected in the Urban Character Policy exhibited as part of Amendment C2, were adopted as a starting point for the delineation of Precinct boundaries. The Review found only two small areas where the Character Area boundary was considered inappropriate, and an alternative boundary was recommended.

## Character Precincts and Preferred Future Character

Furthermore, preferred character should be a concept that provides a broad direction rather than prescriptive detail. Achieving an uninterrupted flow of landscape and vegetation across private and public domain might be the main aim of a preferred character statement. From this aim, numbers of policies and guidelines are derived. These are cognisant of the existing situation with boundary treatments, site coverage etc, but fine grain local variations in these characteristics today should not preclude the setting of an aim to create, in the future, a consistent character across a broader area. Town planning is, after all, about creating desired futures. Town planning policy should be arrived at after considering existing conditions. It should not necessarily be determined by them.

## Character Precincts and Site Analysis

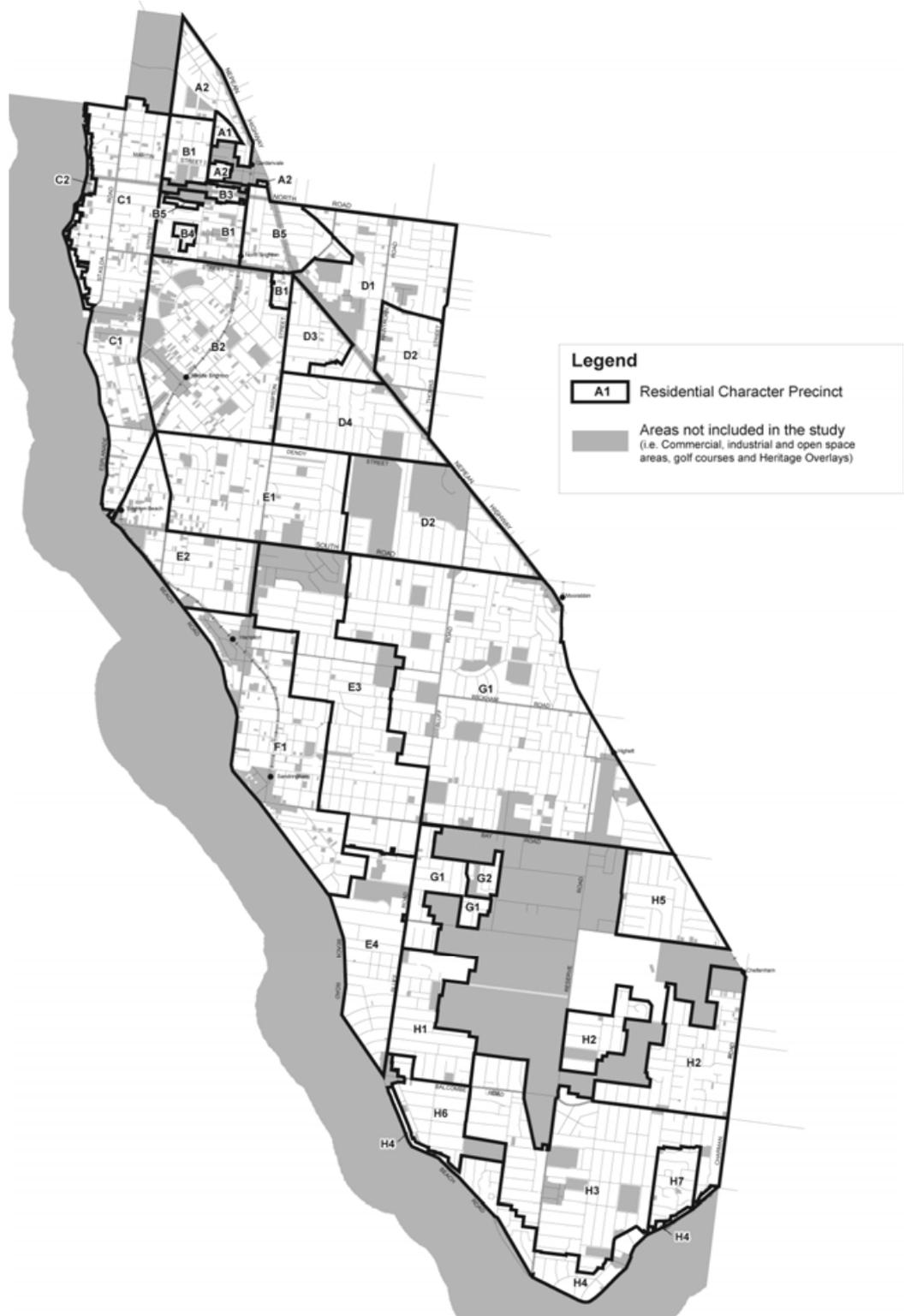
One final point. ResCode provides for a process of site analysis that encompasses an assessment of neighbourhood character. The preparation of a character study does not remove the need for a site assessment. Local conditions and the specific circumstances need to be assessed and considered alongside the preferred character for the area. They may also change over time. It is not necessary for a character study to provide a detailed brief for every site. The character study should provide the broad future direction, complemented by the site analysis, which assesses detailed local conditions.

## Character Precinct Delineation

Character precinct delineations are arrived at by considering all of the factors outlined so far in this chapter. Particular emphasis is placed on the Detailed Survey findings, but because the basis of delineation is preferred character, all the other factors may also be relevant.

# Character Precinct Map

The Review identified a total of 27 Precincts, after a number of iterations following the initial survey, detailed survey and Steering Committee input.



**Revised Character Precinct Map**  
Bayside Neighbourhood Character Review





## 5. Evaluation of Tools



## 5.1 Introduction

There are a variety of tools available to the Council to implement neighbourhood character objectives. These include both statutory and non-statutory options. The most appropriate tool can only be determined at the completion of the Review and a determination of the neighbourhood character related objectives for each part of the City. Statutory options are those available through legislation, primarily the Planning and Environment Act, under which the Bayside planning scheme operates. Non-statutory tools are those available to the Council through corporate policy and operations, generally in the areas of the municipality under Council control or ownership.

Many of the options outlined below can be used in tandem, however each requires individual consideration. The advantages and disadvantages of each option have also been included.

This Review identifies sub areas or precincts within each of the currently identified Character Areas (which form part of Amendment C2) and brochures for each precinct. The brochures each contain a preferred future character statement, and design guidelines developed to assist planners and Council to determine planning applications. It is necessary to understand the content of the brochures as a context to determining the appropriate statutory tool to implement their recommendations.

## 5.2 Structure of Brochures

### General Brochure

There is one General Brochure for Bayside that operates as an information and instruction sheet for the remaining Precinct Brochures. The General Brochure includes information about the Neighbourhood Character Review and points on how to use the Precinct Brochures. It also includes a map on the reverse side delineating the Precincts.

### Precinct Brochures

The Precinct Brochures have a consistent layout and content. They are organised according to the Character Area boundary in the first instance, then the precinct boundary. The brochures are designed to be attractive, easy to read and comprehend, and informative. They include information, in a concise manner, that is vital to the consideration and design of new dwellings in residential areas. The brochures are equally applicable to new dwellings that do not require planning approval, as to medium density housing proposals, although it is recognised that the brochures will only be used in a statutory context in applications for planning permits.

Written content includes a Description of the precinct and a list of Valued Characteristics as derived from the Planisphere surveys and the Ratio Report. Preferred Future Character statement is provided which describes the characteristics of the Precinct as envisaged in future. A list of points follows detailing the ways in which the preferred future character will be achieved. A list of issues or threats to the achievement of the preferred character is also provided.

On the reverse side of the Precinct Brochures are Precinct Guidelines applying to that precinct. The Precinct Guidelines address the following Character Elements where relevant to that precinct:

- Existing buildings

Vegetation  
 Siting  
 Topography and landform  
 Height and building form  
 Materials and design detail  
 Front boundary treatment  
 Coastal/Beach Road environs

The Precinct Guidelines address these Character Elements as relevant to the circumstances and preferred character of the precinct. For example, a precinct with a flat landscape will not include a design guideline relating to Topography / landform, but would have a Coastal environs guideline if it is located on the coastline.

Each Character Element contains the following:

**Objective:** states the intention and desired outcome for that character element;

**Design Response:** is 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 that specify inappropriate design responses; and

**Illustration:** is a small sketch demonstrating the Design Response or Avoid statements.

## 5.3 Considerations in Determining the Appropriate Statutory Approach

The options proposed for any particular precinct in Bayside must be chosen bearing in mind several critical considerations.

These considerations include:

- The types of characteristics identified in the Precinct and their relative significance in City-wide and regional terms. What is it about each Precinct that makes it distinctive, and to what extent is this distinctiveness important on a local, regional or state level? Assessment of this aspect is supported by the extensive survey material gathered during this and previous studies, which identifies the consistency and form of the various characteristics and enables comparisons across the municipality. The consultants' experience in these types of studies throughout the State enables a regional and State context to be assessed.
- The extent to which the important characteristics within each Precinct are threatened. Each Preferred Future Character statement includes an assessment of the types of threats that are possible, overlaid with an understanding of the development pressures occurring. Information was obtained from Council officers to determine the types of pressures occurring in the different parts of the City. The areas subject to greatest change, where development is occurring most frequently, are sometimes, but not always, those where important elements are under greatest threat.
- The provisions of ResCode, including the extent to which a Local Policy will influence the types of development that may pose a threat to the achievement of the preferred future character. As Local Policy can only be applied to development that needs a permit, the need to influence/control single dwelling development is the primary critical aspect of determining whether ResCode provides a sufficient level of control.
- The likelihood of community acceptance of new controls over some forms of development and the extent of community concern about the loss of particular aspects of the character of the Precinct.
- Strategies, policies and controls already contained in the Bayside Planning Scheme, and changes as a result of the approval of C2.
- The likelihood of successful approval of any planning scheme amendment to introduce statutory controls by an independent State government appointed

Planning Panel and the Minister for Planning. There is little point in recommending measures to the Council that are unlikely to be approved. The most important aspect of this consideration is the need to determine which areas are those that require additional planning controls and which areas can be successfully managed with existing controls and the range of other non-statutory implementation techniques available. There are however other contextual issues that must be considered such as State policy and directives, and issues raised previously by Panels in making recommendations on other similar planning scheme amendments. A Planning Panel will also examine all of the above issues in their deliberation about a planning scheme amendment.

All these factors must be taken into consideration in developing the eventual recommended approach to statutory implementation at the completion of the Review.

## 5.4 Statutory Options

The statutory options range from a minimalist 'guideline' approach to a highly regulatory approach involving the implementation of large parts of the Review through the planning scheme. Statutory Options provide one part of a total package of implementation techniques. It is perhaps the most important as it legally binds the Council, the Victorian Civil and Administrative Tribunal (VCAT) and the community to consider neighbourhood character objectives identified through a Study such as this.

The recommendations for statutory implementation must be framed having regard to the residential provisions inserted into every planning scheme in Victoria (collectively known as ResCode). The 'ResCode' package introduced new optional tools that Councils can, in theory, introduce into their own schemes, as well as new controls.

In 2000, amendments were made to the State Planning Policy Framework to introduce neighbourhood character as a key issue in the consideration of the appropriateness of new development, equal with urban consolidation objectives. Preferred Future Character forms the basis of the new residential provisions, with Councils encouraged to develop Local Policy to guide the consideration of neighbourhood character in the discretionary implementation of the new controls. In addition, Councils have been given a wider range of tools to introduce provisions that reflect the particular character of parts of their municipalities. The Neighbourhood Character Review will provide an invaluable resource and support for the introduction of controls of this nature.

Having regard, therefore, to the new statutory framework within which the recommendations of the Review must be implemented, there are several possibilities for the implementation of neighbourhood character objectives within the development control system.

### Council Guideline

This option suggests that the Council resolve to adopt the findings of the Review and the Precinct brochures for use in the assessment of planning applications, but not to proceed further with amending the planning scheme. The advantages of this option are:

- The Council could commence using the guidelines immediately.
- The Council would have the ability to change the Guidelines as it wishes.
- No planning scheme amendment would be required.

The significant disadvantage is that the Review will not be of assistance at VCAT as the Brochures will not be considered to be of relevance to the consideration of applications without some reference in the scheme. The Department of Sustainability and Environment actively discourages stand-alone Council policies. Other than as a

temporary measure, while an amendment was being prepared and exhibited, this option would not be recommended.

## MSS

The Municipal Strategic Statement is the Council's primary statutory tool, and it must provide the strategic rationale and context for all statutory controls introduced into the Bayside planning scheme. The Council's MSS makes strong reference to urban/neighbourhood character in the context of enhancing residential character. A number of changes to the aspects that cover urban or neighbourhood character were included as part of Amendment C2. Reference to this Review should be included in the MSS and any further changes the Review recommends.

There are only advantages in ensuring that the MSS contains the correct strategy is to provide an umbrella to all other related provisions.

## Incorporated Documents

In this option the whole or part of the Review, (or the Precinct Brochures ) are incorporated into the planning scheme and become a statutory document. The whole incorporated document therefore has statutory weight, and this may be considered an advantage in some situations.

The disadvantage of this approach is that a planning scheme amendment process is required to change any part of the incorporated document. This is cumbersome and time consuming, therefore the contents of the incorporated document must be relatively 'timeless' and not contain information that might become irrelevant or out-of-date readily. Some parts of the brochures may be considered to fall within this category.

In addition it is unclear whether incorporation of the Review report or the Precinct brochures would be supported by the Department of Sustainability and Environment, as the Practice Note on incorporated and reference documents discourages the incorporation of documents that contain criteria, performance measures or decision guidelines. In addition, should the key elements of the brochures be included in Local Policy (see below), this would be superfluous as well as cumbersome.

## Reference Documents

This option involves referring to the Review report and the Precinct brochures in the planning scheme, and thus they would be known as 'reference documents'. The advantage of this option is that it provides some statutory weight to the Review at VCAT. However, the Department of Sustainability and Environment has advised in the past that reference documents are to be considered as 'background' only, and should not contain policies or guidelines that assist in determining upon planning applications. It is not the method preferred by the Department, as policy should be included in the scheme. However, referencing of the Review and brochures is a sound and proper approach in conjunction with other statutory implementation mechanisms.

## Local Policy

Inclusion of a policy in the scheme provides the highest level of strategic direction, next to the MSS itself, and therefore the Council's objectives and the measures against which all applications will be assessed are clear. It is noted that a Local Policy forms part of the planning scheme, and therefore an amendment is required to insert it into the scheme, and to alter it if necessary in future.

The inclusion of a Local Policy within the Local Planning Policy Framework (LPPF) enables the provision of policy guidance for the assessment of planning applications. The Local Policy can serve to provide a set of general considerations that apply to all proposals within the residential areas for which a planning permit is required, or more preferably the specific guidelines that apply to each Precinct. The Policy should include the key elements of the neighbourhood character Precinct brochures. The objectives, preferred character statements and guidelines can assist in designing and determining development applications.

The Council proposed an Urban Character Policy as part of Amendment C2. This Review of neighbourhood character builds on and proposes changes to the proposed Policy.

## Schedules to the Residential Zones

The new residential provisions include the ability for Councils to alter certain residential provisions for the whole municipality. These include: street setback, building height, site coverage, front fence height, side and rear setbacks, and private open space. The changes apply to single dwellings under the Building Act, as well as medium density housing and single dwellings for which a planning permit is required.

The recently approved Amendment C2 includes changes to the schedule to the Residential 1 Zone. These changes affect the following ResCode standards:

- Minimum street setback
- Maximum site coverage
- Minimum side and rear setbacks
- Maximum front fence height.

The adopted version of Amendment C2 included alternate private open space standards that were not approved by the Minister.

## Single Dwelling Threshold

The new residential provisions enable the Council to alter the threshold lot size below which a planning permit is required for a single dwelling and single dwelling extensions within Residential 1 and Mixed Use zones in the municipality, from 300m<sup>2</sup> to 500m<sup>2</sup>.

The Council has already taken this option, and since 2000 has been issuing permits for new dwellings and extensions on sites less than 500m<sup>2</sup>.

## Overlays

### Neighbourhood Character Overlay

The Neighbourhood Character Overlay is part of the suite of tools to implement neighbourhood character considerations, provided by the new residential provisions (ResCode). Use of the NCO has some advantages and some disadvantages, therefore its use has to be carefully considered in each circumstance.

The advantages to the use of the Neighbourhood Character Overlay are that it provides the opportunity to:

- Alter the provisions of ResCode in relation to medium density and single dwellings. As all development in an NCO area requires a permit, the altered standards are applied through the permit process. An approval can still be issued for a development that does not comply with the altered standard.
- Include tree removal controls.
- Include demolition controls.
- Control all development and works (with some exceptions).

The disadvantages of the NCO are:

- There is no ability to exempt certain types of development (eg. Single dwellings or buildings under a certain height), other than outbuildings and swimming pools. Therefore all buildings in the Overlay area will require a planning permit. This potentially places a great administrative burden upon the Council wherever the Overlay is applied.
- It appears to delineate areas that have 'neighbourhood character', implying that other areas do not have character. This is, in the Study Team's opinion, a false perception; all areas have character.
- The tree controls are limited to trees over 5m in height.
- It does not provide the ability to control front fences.
- It can apply only to small, well defined areas where there is strong justification for additional controls of this nature.

The application of the NCO should be to areas that need the controls in order to protect or change the identified character, as determined by the preferred character statement and the identified threats to the preferred character. At the time of writing, Practice Notes on the method of applying the NCO have not been published by the Department of Sustainability and Environment. To date NCOs that have been implemented for Waverley Park in the City of Monash, and in the central areas of Bendigo and a small area in Hedgeley Dene (Malvern) although it is understood several others are in preparation.

The NCO should not apply to areas or precincts that are already subject to the Heritage Overlay. However, the NCO can apply over individual HO sites. Heritage Overlay areas in Bayside have been excluded from this Review.

### Vegetation Protection Overlay and Significant Landscape Overlay

A Vegetation Protection Overlay (VPO) or Significant Landscape Overlay (SLO) can require a permit for removal of trees; and it can apply to all trees, trees over a certain trunk diameter or height or to any of native, indigenous or exotic vegetation. The only limitation is the ease of use and enforcement of the provisions. In order for a VPO or SLO to be justifiable, the vegetation or landscape must be demonstrated to be of significance to the character of the area.

The VPO is primarily aimed at situations where the vegetation itself is of significance. The VPO can only require a permit for vegetation removal, and not for buildings and

works. It is preferable that VPO controls be confirmed by a parallel study that identifies the environmental significance of vegetation.

The SLO has the distinct advantage of providing the opportunity to control the type of vegetation, the types of buildings and works and fences that require a permit, as necessary. Again, the Council needs to be aware that the introduction of an SLO will increase the number of planning applications in some areas, and that some community members may consider these controls to be over-regulation of their rights as property owners. The SLO is a legitimate tool for the implementation of neighbourhood character objectives, but as with all Overlays, can generally only be applied to small, well defined areas.

### Design and Development Overlay

A Design and Development Overlay (DDO) requires that a permit be obtained for all development within the area covered (some types of development can be exempted). It ensures the implementation of the detailed guidelines in the consideration of all development in that area. A DDO can control, by permit, elements such as height, setback, site coverage, fences and development within certain distance of tree trunks.

It is noted, however, that a DDO does not control the demolition of buildings. This control is only available through the Heritage Overlay and the Neighbourhood Character Overlay. Introduction of a DDO requires delineation of the exact area to be covered; it cannot be applied to the whole City nor all residential areas. It must be applied discriminatingly.

The Department of Sustainability and Environment has advised that the use of DDOs for the purpose of neighbourhood character implementation is not encouraged. DDOs are seen to be 'an Overlay of last resort', for areas where mandatory height limits are warranted, or change is encouraged and no other mechanism would achieve the desired outcome. It is noted that the two DDOs approved as part of Am C2 introduced design related controls.

## 5.5 Planning Panel Reports

A number of amendments have been exhibited to incorporate neighbourhood character objectives within planning schemes in Victoria. Several Planning Panel reports on these exhibited amendments have been released over the last year or so, and are raising some issues regarding the implementation of neighbourhood character objectives. Planning Panels published a Review of Planning Panel Reports in respect to Neighbourhood Character in October 2003. This report summarises the main issues arising from a number of reports between 1999 and mid-2003 including: Port Phillip C5\* and C14, Banyule C1\*, Kingston C8, Stonnington C3\*, Stonnington C12, Monash C20, Greater Geelong C40 and C41\*, Greater Bendigo C29\*, Banyule C33 and C34\*, Knox C5\* and Nillumbik C12\*. All those with asterisks have involved Planisphere in some aspect of their preparation or approval. One further Panel report of note has been received since preparation of the report, relating to Amendment C46 to the Whitehorse Planning Scheme, also prepared by Planisphere. A more detailed summary of each Panel report is contained in Appendix 4.

### Summary of Issues

The main issues arising from the Panel reports that have relevance to the City of Bayside are:

- The MSS must provide the strategic context for any neighbourhood character policies or controls.
- The introduction of neighbourhood character policy, or other tools that affect the whole municipality or large parts of it, needs to be set within a broader housing

strategy for the City. The Council needs to be able to clearly demonstrate that any neighbourhood character policy or controls will not jeopardise the achievement of housing objectives for the municipality and thus for Melbourne 2030.

- Policy should be performance based and not prescriptive, and must not conflict with or replace standards in Clauses 54 or 55 of the scheme (ResCode).
- The appropriate use of the Neighbourhood Character Overlay is somewhat confused. The Whitehorse C46 part 2 Panel suggested that it may not be appropriate to use the NCO where older buildings form a significant part of the character. (see Appendix 4) It is clear that the NCO should not be used as a defacto Heritage control, however the availability of demolition controls within the NCO lends itself to application in areas where existing buildings are of some value to the character of the area. This aspect will not be clarified further in the immediate future unless a Practice Note is released by the DSE.
- Implementation of neighbourhood character objectives should be seen as a 'whole of Council' approach, addressing the public domain as an equal contributor to valued or preferred character.

## Recommended Actions

The specific actions that the Bayside Council should take to address these concerns are:

- At the conclusion of the Review the Council should undertake case studies to demonstrate the operation of the proposed guidelines /policy. The case study analysis should clearly demonstrate the operation of the proposed neighbourhood character controls (focussed on the proposed NCO areas), and that the controls will not impede the achievement of the Council's broader housing objectives. The case studies should also demonstrate that the standard ResCode Clauses 54 and 55 are not effective in achieving the neighbourhood character objectives for Bayside.
- The Council should proceed as quickly as possible to prepare and exhibit a planning scheme amendment following completion of the Review, as the information before a Panel and the Minister needs to be as up-to-date as possible.
- The process of undertaking the Review and previous studies must be clear to the Panel. In some cases it was evident that the Panels were not fully mindful, or informed, of the extensive nature of the preparatory work involved in the proposed amendments.
- The Council should be prepared to demonstrate a 'whole of Council' approach to enhancing the neighbourhood character of its residential areas through works in the public domain.

## 5.6 Directions from Department of Sustainability and Environment

All statutory options are guided by Practice Notes issued by the Department of Sustainability and Environment. Relevant Practice Notes include 'Understanding Neighbourhood Character' that sets out some basic methods of assessing and preparing the neighbourhood and site description, and design response requirements of ResCode. Practice Notes also relate to Writing a Local Planning Policy and Incorporated and Reference Documents.

The Practice Note 'Using the Neighbourhood Character Provisions in Planning Schemes' which will outline the appropriate use of Neighbourhood Character Overlays and Schedules to residential zones has not been issued as yet, but is expected to be released shortly. Drafts have been supplied by the Department and

the information provided in this paper accords with the information contained in the draft Practice Note. Latest information indicates the release of the Practice Note is imminent.

A Ministerial Direction No.9 issued at the release of Melbourne 2030 makes it mandatory for Councils and Panels to consider the implications of the metropolitan strategy in the preparation and assessment of any planning scheme amendment. An assessment of the implications needs to be made for the Explanatory Report accompanying an exhibited amendment and for any submission to a Panel.

Recent advice from the DSE in relation to other neighbourhood character amendments indicates that the issue of the relationship between any implications of the proposed neighbourhood character Policy or controls and achievement of the housing objectives for the metropolitan area, the region and the municipality must be addressed. Policy needs to be worded in a way that allows for flexibility around activity centres, and does not preclude the possibility of higher density development that may change the character of the area to some extent. This can be achieved by wording the Policy objectives to recognise that change may occur around activity centres subject to structure planning exercises.

The introduction of additional controls such as Neighbourhood Character Overlays in an urban setting and over areas that might otherwise be considered as strategic locations for increased development will require greater justification and research to demonstrate potential impact on housing objectives. It will be necessary to demonstrate for example, how new development can be accommodated within the various controls and policy combinations.

It might also be necessary to demonstrate the Council's strategy for the remainder of the City in terms of meeting the City's /region's housing needs. Part of this demonstration may be achieved through the Regional Housing Working Group process currently underway. Part will, however, relate to the development of a comprehensive Housing Strategy for the City that outlines areas where development will be encouraged and relates this back to housing needs. Some of this work has commenced, and more will be required, including possible completion of various structure plans of activity centres. It is suggested that a separate, but contained, body of work should be prepared to support the introduction of additional neighbourhood character controls that demonstrates this issue to the satisfaction of the DSE and likely Planning Panel concerns.





## 6. Implementation Recommendations



## 6.1 Implementation Context

### Existing Zoning

The study area for this Neighbourhood Character Review is the Residential 1 zoned land in Bayside, other than areas within the Heritage Overlay and used for a golf course. The zoning objectives and related provisions currently provide for some consideration of neighbourhood character in applications for use or development of land in these zones. The Residential 1 Zone has the following objectives (among others):

- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households; and
- To encourage residential development that respects the neighbourhood character.

As noted previously, the recently introduced schedule to the Residential 1 and Mixed Use zones varies several of the Clause 54 and 55 ResCode standards. This has implications for both planning and building approvals. The schedule changes introduce standards that are more stringent than the default standards at Clauses 54 and 55.

### Particular Provisions

A number of the existing particular provisions of the Planning Scheme may relate to neighbourhood character in Bayside.

Specifically, Clauses 54 (construction of one dwelling on a lot) and 55 (construction of two or more dwellings on a lot and residential buildings) are relevant. These clauses have the following specific objectives:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

These clauses contain specific provisions for site and neighbourhood setting, neighbourhood character and amenity among others.

### Existing Overlays

The Bayside Planning Scheme contains a number of Overlays that apply for different reasons and over different parts of the City. Three Overlays have particular relevance to the implementation context of the Neighbourhood Character Review as they impact directly upon the built environment and design. These Overlays are the Heritage Overlay, Design and Development Overlay and the Vegetation Protection Overlay. The relevance of each and the impact upon the implementation choices for the Review will be discussed.

#### Heritage Overlay (HO)

The HO applies to numerous properties and areas throughout Bayside, although there is a concentration of these in the north and central areas of the municipality, as would

be expected due to the age of building stock in these areas. The Schedule to the Overlay for Bayside contains a total of 744 Heritage Overlays, comprising both individual properties and precincts. The Heritage Overlay areas are not part of this Review, due to the potential confusion between heritage and character objectives. A new Heritage Policy has recently been placed on exhibition as part of a planning scheme amendment, and this policy will contain guidelines for the design of new buildings, as well as alterations and extensions to existing buildings within these areas. Therefore it is considered inappropriate to overlap two sets of guidelines for these areas, and the heritage guidelines should take precedence.

## Design and Development Overlay (DDO)

The Design and Development Overlay Schedule 1 (DDO1) applies to land along the coastal strip of the municipality. It includes a large area of residential land extending from the edge of the bay to approximately between 200 and 600 metres, slightly more and slightly less in some areas.

The objectives of the DDO1 relate to ensuring the scale and form of development is in keeping with the landform along the coast, and the pedestrian scale of Beach Road, and to avoid overshadowing of the beach. The DDO1 requires a permit for buildings that are greater than 2 storeys or 6 metres in height, or have internal storey heights of greater than 3.5 metres. Buildings greater than 2 storeys (excluding attic or basement) are prohibited. A roof containing an attic must match typical roof details in the area, in terms of roof pitch, roof form and materials and any windows must be flush to the roof, recessed or of minimal dimensions. The decision guidelines for deciding on an applications include consideration of the neighbourhood and site description, design response, the character of the area and amenity issues.

The DDO has recently been approved as part of Amendment C2 as a permanent control. Prior to that it was a temporary control.

DDO2, introduced in March 2004 as part of Am C2 (Part 2), requires a planning permit for all buildings over 2 storeys or 9 metres (10 on a sloping site). Buildings that require a permit must address the design objectives of the schedule which relate to preserving the existing low rise (up to 2 storeys), garden character of the areas. The decision guidelines refer to the need to consider whether the building will be in keeping with the siting, height, design, building setbacks and landscaping of the area.

The implications of the DDO provisions for the Review are that they limit development over 2 storeys, with DDO1 being mandatory and DDO2 being discretionary. Any increase to the level of planning control along the coast affected by DDO1, will therefore only impact upon single dwellings of two storeys or less, and on sites greater than 500sq.m. The need for further controls over these developments will be very limited, and it might be that Local Policy is sufficient to guide decision making in the cases where a permit is required.

In the case of the areas affected by DDO2, the need for additional controls is also limited to those buildings under 2 storeys and on sites larger than 500 sq.m. However as a permit is required over 2 storeys or 9 metres, the Review recommendations can potentially be used in the assessment of applications for higher development.

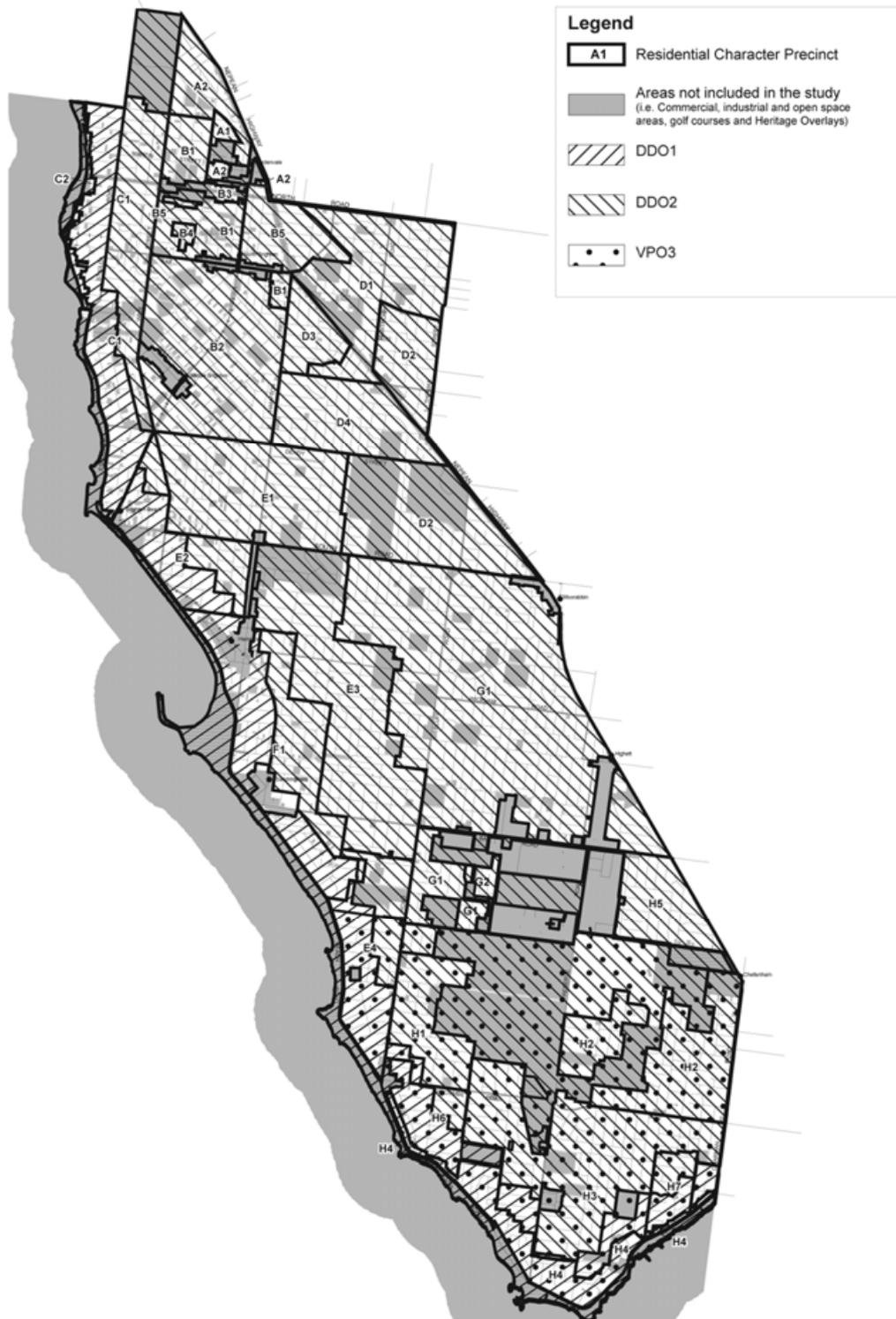
## Vegetation Protection Overlay (VPO)

There are three VPO schedules in the Bayside Planning Scheme, but only one has any significant impact upon private land. VPO3 was introduced as part of Amendment C2. It requires a permit for the removal, destruction or lopping of native trees over certain dimensions, throughout the southern portion of the municipality. The VPO was based on studies completed for the Council that established the importance of the native trees to the character and amenity of this part of the City. This Review confirmed the importance of the vegetation to the character of the area.

The Review has taken into account the existence of the control, and in preparing recommendations for planning scheme changes, has had regard to the undesirability

of changing such a recently introduced control. For example, converting to a Significant Landscape Overlay or adding a Neighbourhood Character Overlay to introduce new controls, has not been suggested unless it is considered unavoidable to achievement of neighbourhood character objectives. It is recognised that the VPO does provide a high level of protection for most trees in the area, and this is relatively uncommon in a suburban environment.

The map below shows the extent of the DDO1 and 2 and VPO3 controls.



Existing Planning Controls

## 6.2 Statutory Implementation Recommendations

Statutory implementation of the Neighbourhood Character Review is only one part of the total package of implementation techniques. However, it is perhaps the most important as it legally binds the Council, the Victorian Civil and Administrative Tribunal (VCAT) and the community to consider the outcomes of the Review in the development arena.

The recommended planning scheme changes are made in the context of the consideration and discussion of options provided in Chapter 5. The range of matters that must be taken into account (and discussed in Chapter 5) include: the types of characteristic in each precinct and the extent of threat to these characteristics, current State policy and controls, ResCode, Practice Notes, the likelihood of success in obtaining proposed controls through the various authorities involved, and importantly, community values and opinion. In addition, the recommendations are made in the context of the changes introduced through Amendment C2 to the planning scheme.

### Aims

The aims of the statutory approach should be:

- To give the whole Review recognition within the planning scheme, as an important background document;
- To ensure the Preferred Future Character Statements are contained within the planning scheme (either as incorporated documents or policy);
- To enable the design guidelines contained in the Character Precinct brochures to be used as an assessment tool for all applications in residential zones;
- To ensure that, where necessary, additional statutory controls are provided to require permits for buildings, works or tree removal so that the findings of the Review, particularly in relation to Preferred Future Character, can be enacted.

Specifically, the following changes are recommended to have effect to all planning applications in the areas of Bayside covered by the Review.

### MSS

Amend the MSS to include reference to the Review and to reflect the primary aspects of the Bayside Neighbourhood Character Review 2004. At Clause 21.05 Housing – 2 Key Issues, insert the following dot point in the list of dot points in this clause,

*“recognition of the need to protect and enhance the attributes of the character of Bayside and encourage development that respects these attributes.”*

In Clause 21.05-3 Housing in Objectives, Strategies and Implementation, Zones and Overlays insert,

*“applying the Neighbourhood Character Overlay to protect and enhance the neighbourhood character of Bayside”*

The Bayside Neighbourhood Character Review 2004 should be included in the list of References at the end of this Clause.

## Local Policy

### Content

The Urban Character Local Policy proposed as part of Amendment C2 included large extracts from the Bayside Urban Character Report. Specifically the Policy included the Character Area Statement for each of the 8 Character Areas, comprising the Existing character, Valued characteristics, Dominant elements, Other contributory elements, Potential threats to the valued character and Preferred future character statement. The Minister excluded this Policy from the approval of parts of Amendment C2.

The Study Team considers that the recommendations of this Review should be included within a Local Policy to provide the appropriate statutory weight.

It is recommended that the Policy include from the Precinct brochures, the Preferred Future Character statement (the sentences at the commencement of the statement are sufficient) and the Precinct Objectives and Design Responses contained in the Character Precinct Brochures for each Precinct (in table format). The Threats from the table could also be included.

The Policy needs to include a map delineating the Character Precincts. There are minor variations between the Character Area map originally proposed in the Am C2 Urban Character Policy and the Character Precinct map, however it is considered these changes do not affect the integrity of the Character Area information. It is considered that the Character Area boundaries should be altered to conform with the more detailed Precinct delineation. The map on the following page shows the areas of minor variation between the Character Areas and the proposed Precinct boundaries.

The Policy should reference the Review and all Character Area Brochures to enable use of the additional information contained in the Review and brochures as background or explanatory material to assist in advice and assessment of applications.

As mentioned in the previous chapter, it may be necessary to word the Policy to provide flexibility around activity centres where development is to be encouraged to meet the housing needs of the City and the region. (see section 5.6)

All these actions will require an amendment to the Bayside Planning Scheme. This process is likely to take a minimum of six months.

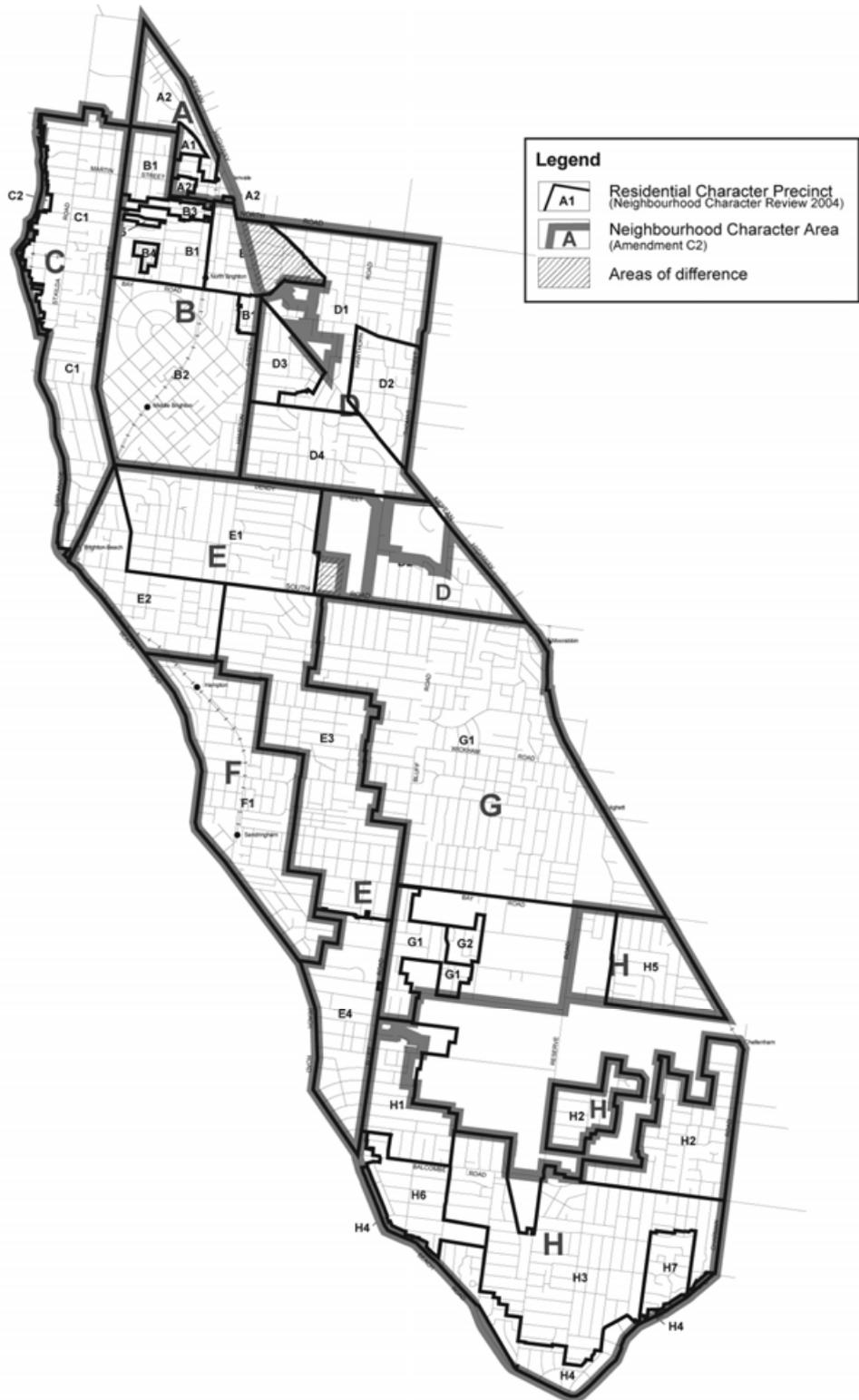
### Format

There are a number of options for the final format of the Local Policy, and the final format should be determined in consultation with the Department of Sustainability and Environment. However, in the Study Team's opinion it might be considered that a Policy that includes all of the new Precinct information as well as the previously proposed contents of the Am C2 Urban Character Policy will be too long, unnecessarily repetitive and complex.

Therefore it is recommended that the following sections should be deleted from the proposed Urban Character Policy as proposed in Am C2 : Dominant elements table, Other contributory elements table and the Preferred future character statement. All these aspects are adequately covered at a precinct level in the information proposed for inclusion in the new Policy.

An example of the method of amending the proposed Neighbourhood Character Policy to include these elements is included in Appendix 7. The DSE may prefer a format that includes all the common objectives and design responses for all areas at the beginning of the Policy, and then only the exceptional objectives and responses under the separate Precinct headings. This is a slightly less workable format in the Study Team's view, but one that can be accommodated if necessary.

In the interim, the Council may wish to consider trialing the Review recommendations and Precinct Guidelines in the Character Precinct brochures, for use in the assessment of applications immediately. This will assist in informing the Council of the effectiveness of the guidelines, and will assist in future implementation. However, it must be recognised that these will have no statutory force or effect until they are at least exhibited as a planning scheme amendment.



**Residential Character Precincts and Neighbourhood Character Areas**  
Bayside Neighbourhood Character Review

## 6.3 Use of Overlay Controls

Planning controls that are additional to the general recommendations above are considered to be warranted in several Character Precincts. The effect of the combination of the various considerations in determining the appropriate approach, as detailed in a previous chapter, varies from Character Precinct to Character Precinct depending upon the particular circumstances in each.

In general, where this Review has defined an area as being of similar character throughout, then it is considered that the same controls should apply to that whole Character Precinct. The exception to this is where the introduction of the controls may conflict with the achievement of a particular housing strategy outcome around activity centres. In these cases further work (outside the scope of this Review) is recommended to identify the specific built form outcomes, or new character, desired for that area. In order that the intent of the controls is understood, the criteria for the recommended controls will be explained, and the impact of these criteria examined in relation to the planning scheme.

Recommendations relating to specific Character Precincts are contained in the following section.

### **Buildings that Contribute to the Valued Character**

Within Bayside there are numerous Heritage Overlays that contain buildings or groups of buildings that have been assessed to be of heritage significance. In some of the same localities older buildings remain that are valued not so much for their individual heritage significance, but for their collective reminder of the historical background and origins of the area. In cases where the frequency of these buildings is such that the character of the area derives from or relies upon the concentration of these buildings, then a Neighbourhood Character Overlay is considered to be warranted. The use of the NCO in this instance is distinct from the use of a Heritage Overlay, where the intent of the control is to retain historic buildings. Within the NCO areas there may be individual buildings that are identified as of heritage significance, and have an individual Heritage Overlay on the site. These sites should be accorded the full heritage status and policy approach, as well as the neighbourhood character controls/policy. Other sites covered by a Neighbourhood Character Overlay may have been assessed for heritage significance both individually and collectively and found not to warrant such control. It must be recognised that the NCO is not an alternative for the HO, and any recommendations of this Review have taken this into account.

The Neighbourhood Character Overlay provides the opportunity to apply demolition controls that can ensure that the Council and community are consulted prior to demolition of buildings. In this way the Council has the ability to assess the appropriateness of allowing demolition of a building, taking into account its individual contribution to the character of the area, and also the appropriateness of the building proposed to replace it.

The Overlay also provides control over alterations and extensions, enabling the Council to assess the impact of the proposed buildings upon the existing buildings and streetscapes, having regard to the neighbourhood character objectives for the area, as described in the Local Policy (and the Character Precinct Brochures). As noted above (in Chapter 5), the NCO also has significant disadvantages, and these must be considered.

## Height

The introduction of Design and Development Overlay 2 into the Bayside Planning Scheme in March 2004 has dramatically changed the regulatory context for the consideration of height in the City. The DDO applies to all residential areas of the City outside those areas affected by DDO1 which applies along the coast. The DDO requires a permit for all buildings over 2 storeys or 9 metres (10 metres on a sloping site) and contains objectives and decision guidelines that encourage buildings to remain below these heights other than exceptional circumstances. Within this context it is considered that the addition of further height controls is unnecessary, as height is adequately assessed through the operation of the combination of the DDOs, the zoning requirements (including the schedule to the zone) and local policy.

## Vegetation Protection Controls

The findings of this Study support the introduction of vegetation protection controls in the areas identified as Character Precincts H1, H2, H3, H4, H6 and H7. Vegetation Protection Overlay controls were introduced for these areas with the approval of Amendment C2, and the Preferred character statements, Design Guidelines, and proposed Policy reflect the importance of vegetation to this area. In addition, the varied ResCode site coverage standard introduced with Amendment C2 part 2, of a 50% maximum will assist in achievement of vegetation objectives throughout the City. No further site coverage maximums are proposed as a result.

## Front Fences

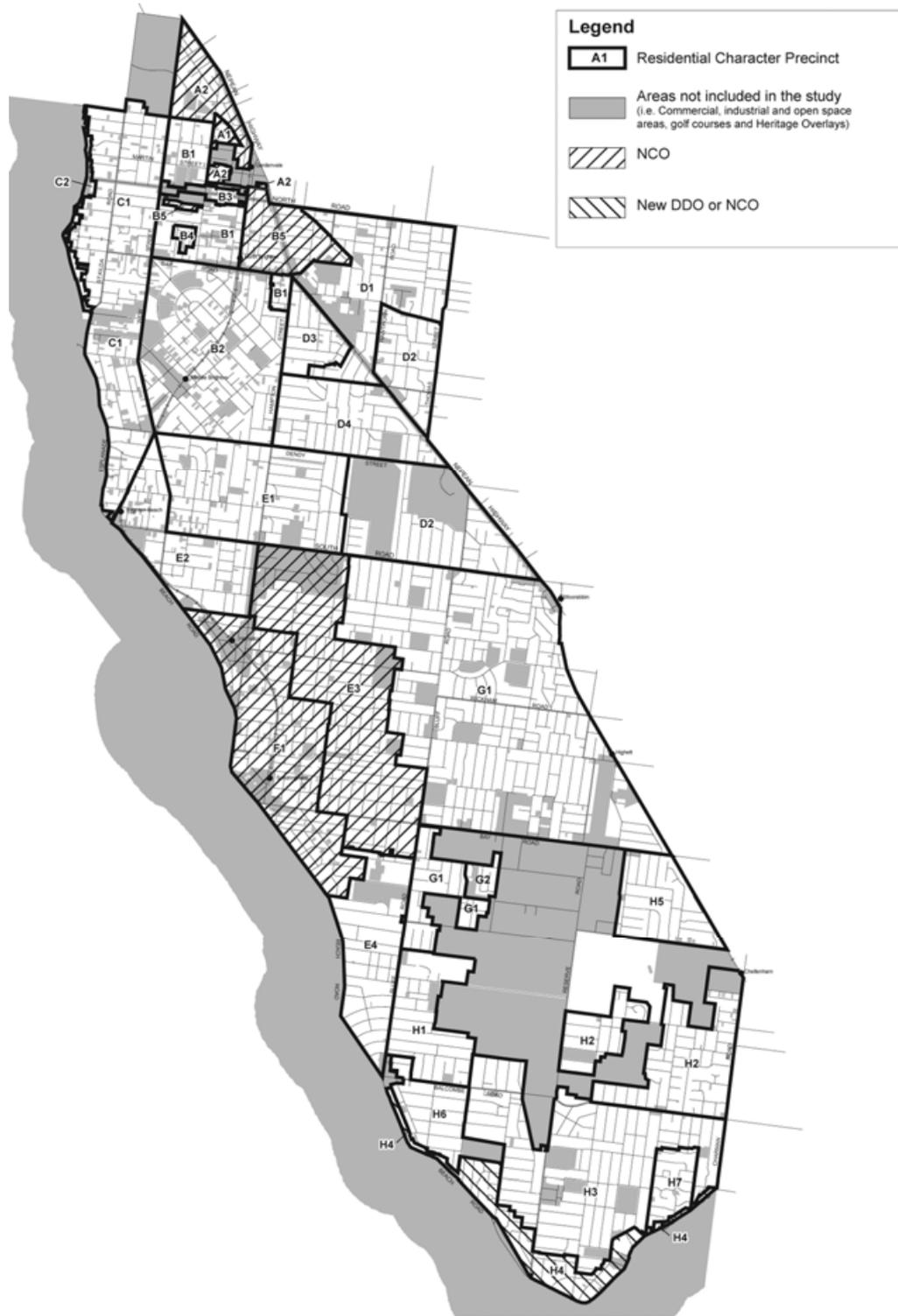
In areas where there is a lack of front fencing this is usually of utmost importance to the character of the area. Likewise, in areas where there is a consistency of front fence type, such as 1-1.2 metre open style, this aspect of the relationship to the street is very important to the streetscape character. It is not considered, however, that the lack of front fences or the consistent use of a particular type of front fence type alone warrants the imposition of an Overlay control mechanism. The Schedule to the residential zone for Bayside has already introduced a ResCode standard of 1.2m maximum for front fences (other than along main roads).

However, in cases where the Neighbourhood Character Overlay is to be applied for other reasons (eg. Encouraging retention of older buildings) and the front fence style or lack of front fencing, in particular, has been identified in the Preferred Character Statement to be of importance, either the NCO can be used to vary the standard or the decision guidelines should relate to this aspect of the character.

## 6.4 Recommended Overlay Controls

In addition to the Overlay controls outlined below, there are a number of existing overlays that already apply to Character Precincts of the Study. It is recommended that the objectives in these overlay schedules be reviewed in the light of this Review's outcomes.

Neighbourhood Character Overlays are recommended for six precincts indicated in the table below and shown on the map. The controls proposed (the permit requirements) are designed to capture all development that could potentially threaten the achievement of the Preferred Future Character of the Precinct. The need for a permit does not prevent a permit being issued, merely allows the Council the opportunity to review the proposal prior to making a determination. In some cases a permit may not have been required before for that building or demolition.



### Proposed Planning Controls

The proposed varied ResCode standards within the NCO are drawn from the Design Guidelines contained in the relevant Precinct brochures. Varying a ResCode standard does not mean that a proposal that does not comply with the varied standard cannot be approved. Rather it means that in the case of single dwelling, the Council has the opportunity to review the proposal prior to making a determination, and in the case of more than one dwelling on a lot, the new standard will be applied to the assessment of the application. These matters are discussed more fully in Chapter 4.

Precinct	Existing Overlay Controls*	Proposed Controls	Proposed Permit Requirements
A1	DDO2	Policy NCO1	Permit required for demolition. Permit required for all buildings except outbuildings normal to a dwelling, (other than a garage or car port), swimming pools, tennis courts Vary ResCode standards for: <ul style="list-style-type: none"> <li>▪ Location of car ports and garages</li> <li>▪ Walls on boundaries</li> <li>▪ Design detail</li> </ul>
A2	DDO2	Policy NCO1	As per A1.
B1	DDO2	Policy	
B2	DDO2	Policy	
B3	DDO2	Policy	
B4	DDO2	Policy	
B5	DDO2	Policy NCO1	As per A1 (separate NCO may be required for Meyer Crt to vary the standard for front fences to 0.75m subject to DSE advice)
C1	DDO1 – permit required for buildings over 2 storeys or 6m.	Policy	
C2	DDO1	Policy	
D1	DDO2	Policy	
D2	DDO2	Policy	
D3	DDO2	Policy	
D4	DDO2	Policy	
E1	DDO2	Policy	
E2	DDO1	Policy	
E3	DDO2	Policy NCO1, exclude area around Hampton centre (area to be determined)	As per A1
E4	DDO1 (almost all) DDO2 (small part) VPO3 – permit required for native tree removal (most)	Policy	
F1	DDO1 (part) DDO2 (part)	Policy Possible new DDO or NCO1 to replace DDO1, exclude area around Sandringham centre (area to be determined)	As per A1
G1	DDO2	Policy	
G2	VPO3 (part) DDO2	Policy	
H1	VPO3 DDO1 (part) DDO2 (part)	Policy	
H2	VPO3 DDO2	Policy	
H3	VPO3 DDO1 (part) DDO2 (part)	Policy	
H4	VPO3 DDO1	Policy  NCO1 (subject to discussion with DSE)	As per A1.

H5	DDO2	Policy	
H6	VPO3 DDO1 (almost all) DDO2 (small part)	Policy	
H7	VPO3 DDO1	Policy	

\* This table does not show all planning scheme overlay controls applying to Precincts. Other overlays including Heritage Overlays may also apply. It is noted that the Schedule to the Residential 1 zone containing varied ResCode standards applies to all Precincts.

As noted in some cases the actual mechanism to introduce the desired control may need to be determined with assistance from the Department of Sustainability and Environment. At present little published information, in the form of a Practice Note for example, is available to determine the best mechanism in deciding between the use of a DDO or a new NCO to achieve the neighbourhood character aims intended. In general, it is considered that in the absence of this advice, the Council should choose the mechanism that will be easiest to understand and administer, and should avoid multiple overlays on one area of land wherever possible. Draft Neighbourhood Character Overlay schedule 1 is contained in Appendix 6.

## 6.5 Non-Statutory Mechanisms

Non-statutory tools can provide an important means of implementing Council's neighbourhood character objectives. The public domain, which includes elements such as street trees, roads, footpaths, kerbs and channels, parks and reserves, has a significant impact on the neighbourhood character of an area. It is not only a question of appearance, but also of location, and the desired geometrical arrangement of all the elements, and how they will relate to each other. The Council is often directly or indirectly responsible for the undertaking of these works and management of assets, and therefore is ideally positioned to maximise the achievement of character objectives. In some cases, suggestions about treatment of the public domain will be included in the Character precinct brochures.

### Design Coordination

While this Review was not asked to make specific recommendations about the public domain, decisions about changes or strategies will ideally have some reference to the neighbourhood context determined by this Review.

The best way of coordinating works in the public domain with the design principles established for each Precinct by this Review is, in the short term, to establish a coordination mechanism.

This could take the form of an officer group with the following objectives:

- Coordinate all aspects of design in road reserves and other parts of the public domain.
- Build up a consistent character across defined local areas (preferably the precincts defined in the Neighbourhood Character Review).

The group would comprise representatives from the design engineers, infrastructure, development approvals, strategic planning, environment and social planning, street lighting, landscape architecture and parks services.

The Group would:

- Ensure that design decisions relating to a single street, park or other facility are consistent with the various strategies.
- Resolve conflicts, overlaps or gaps in the strategies.

- Establish guidelines for the conduct of public consultation about public domain design, with mechanisms designed to accommodate pressures for divergent treatments in every location within a strategic, consistent approach.

## Community Encouragement and Education

Education and encouragement, partly by means of forming partnerships, is an essential aspect of implementation.

The following strategies could be adopted:

- Education of real estate agents, developers and landowners generally.
- Education of design and building professionals.
- Encouragement schemes for 'good character' developments.

The kinds of techniques that could be used to give effect to these strategies could include:

- Information leaflets
- Workshops
- Award schemes
- Displays
- Media articles/events

The partnership aspect of this option could be fostered by bringing stakeholders with differing perspectives (eg residents and developers) together into the same forum. This may be best accomplished independently of a contentious planning application with statutory time limits.

## Staff Skilling and Design Advice

It takes time to come to grips with a topic like neighbourhood character. The Council's statutory planners need continued support and skilling to make the best use of this Review's recommendations. Correct approaches to site analysis, knowledge about acceptable design solutions, familiarity with architectural styles, and consistency of decisions are all important. Training sessions, workshops and review of current applications by urban design consultants are useful techniques. In addition, training may be required by other parts of the Council organisation where the recommendations impact upon public domain works designed and undertaken by engineering personnel or contractors in accordance with specifications prepared by Council staff.

Resourcing may be an issue in the implementation of the recommendations of this Review, as some recommendations such as increasing controls over buildings and vegetation and more detailed assessment of design, may result in increased workloads for planning staff. The Council must be aware of this potential and monitor the effect of introducing new controls to ensure that implementation of the Review is effective.

Above all, the Council must determine to 'send out the right message' to the development community through consistent decision making as well as communication techniques discussed earlier. That message must foster an expectation that the best quality design is expected, and that applicants will be subject to delays or refusal if they fail to meet this expectation.

## Statutory Support

The main vehicles for statutory support are the Precinct Character Statements and the Local Policy described above. Planning controls will also provide significant help, as will the community education and encouragement initiatives referred to above. However, there are allied or associated measures that can be taken.

Possibilities include:

- Permit conditions.
- Better enforcement of planning conditions.
- Increased publicity about penalties.
- Active monitoring of works undertaken without permission (eg illegal carports).
- Local Laws.





## 7. The Next Steps



The Council has a number of matters to consider in the implementation of the recommendations of this Review.

## 7.1 Final Brochures for Consultation

The Council will produce the Precinct brochures in colour format, with photographs and sketches to illustrate the Design Guidelines, prior to exhibition. It is suggested that a watermark be applied such as "Consultation draft" to indicate their status.

## 7.2 Consultation

This Review has, by its nature, been carried out to date without direct community input. This was quite a conscious decision taken by the Council due to many factors, including the extensive nature of consultation exercises undertaken for related projects in recent times, including Amendment C2 in particular. It is necessary for the Council to now consider the best method of seeking community input to the findings of the Review, in order to refine the outcomes and to prepare for the following more formal exhibition stages, if considered appropriate.

There are two main components to the Review that require separate methods of consultation. The first component is the Brochures/Policy that relate to all parts of the City. The second component is the proposed controls that only relate to smaller parts of the City. The third component involves the analysis of the comments received and incorporation of the comments into the brochures/policy and future planning scheme amendment.

### Part 1 – Whole of City: Precinct Brochures

We recommend that this part of the implementation should proceed as soon as possible. Notify the community through Council newsletter, displays at Council venues and newspaper articles of the completion of the Review and the availability of brochures for each part of the municipality for perusal and comment. Emphasise the positive message of providing guidelines for development that requires a permit.

Make multiple copies of all brochures available at venues, through mail with a hotline number, as well as on the Council web-site. Provide verbal advice via telephone and Information sessions. "Open house" style information sessions are recommended, in preference to 'public meeting' style sessions, due to the detail of the information that needs to be conveyed on an individual basis.

Request comment on content of brochures. Comment on content can be sought through a simple Response Form asking "Do you agree with the Preferred Future Character Statement for your area?", however all written forms of comment (letter, marked up brochures) should be accepted.

### Part 2 – Areas proposed for further controls

These areas are those affected by proposed NCO or other Overlay control. It is considered that a prudent approach to implementation of this part of the Review would be to proceed with this as a second stage. Some further work is required to provide justification linking these proposals with the housing needs of the City and the objectives of Melbourne 2030, and this may take a few months to assemble and resolve. (see Chapters 5 and 6 for more details on this issue) This should not

delay the Policy which is more urgent and immediately achievable in the Study Team's view.

The steps that should be taken in seeking community input to this part of the Review are:

- Mail out to all owners/residents of the relevant brochure for their area
- Include a summary advising of proposed planning scheme controls
- Hold Information sessions to provide one-on-one advice
- Ask for comment on the brochure and on the proposed controls (content and extent)
- Outline the options for further controls eg:
  - No change to current planning scheme requirements
  - Policy only to affect developments requiring permits (as in Part 1 above)
  - Controls over single dwellings as well as medium density
- Possible phrase above as a survey and request return on pre-paid form

## Part 3 – Analysis

Receipt of all comments for both Parts 1 and 2 should be acknowledged in writing.

All comments from both Parts 1 and 2 need to be recorded in a data base and summarised. Responses to each should be prepared in table form. The Council should be briefed on comments and responses, and resolve on the responses and any changes to the Policy and brochures (Part 1) or NCO provisions or extent (Part 2) resulting from the comments. A letter should be sent to all respondents detailing Council's response to their submission (maybe enclosing Response Table.)

## Part 4 – Changes to Brochures/Policy and Proposed Controls

The Brochures and Policy, and NCO provisions or map should be changed to reflect the agreed changes, and documentation for formal exhibition of each amendment should be prepared.

### 7.3 Preparation of the Amendments

Amendments to the Bayside Planning Scheme will be required to implement the recommendations of this Review. The Amendments should be prepared in the form required by the Department. The brochures, as reference documents, should also be reproduced in multiple copies, with a watermark such as "Exhibition Copy" to distinguish them from earlier drafts.



# Appendices

**plān i' sphere** [ urban strategy planners ]



## Appendix 1 – Study Brief



# PROJECT BRIEF - QUOTATION

**Bayside Neighbourhood Character Review**  
**Quotation Number 020359Q**  
**January 2003**

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## **Background to the Project**

The City of Bayside wishes to appoint a suitably experienced and qualified consultant, or team of consultants, to undertake a Neighbourhood Character Review for the whole municipality.

The City of Bayside has previously undertaken a number of heritage, urban character and streetscape studies which are useful reference documents for this project. Further related studies were subsequently undertaken in association with the preparation of Amendment C2 – Residential Neighbourhoods.

The purpose of the project is to review the character of Bayside, identify any areas of significant character, and make recommendations as to whether the application of Neighbourhood Character Overlays (NCOs) should be considered in protecting the existing character or achieving a preferred future character. Any suggested NCOs must be consistent with the *Using the Neighbourhood Character Provisions in Planning Schemes Practice Note*.

The project is Stage One in a three stage process aimed at incorporating NCOs into the *Bayside Planning Scheme*. Stage Two will involve a comprehensive program of community consultation and engagement. Stage Three will be the statutory amendment process. At present Council has made budget provision only for Stage One as progress to the latter stages will depend on the recommendations of this study. Nevertheless, an important element of this project is the preparation of a recommended consultation strategy for Stage Two.

## **Project Specification**

The principal objectives of the project are to:

- Review the entire municipality and identify any strategically justified areas for the application of NCOs.
- Prepare draft NCOs for a limited number of character precincts, dependent upon the project recommendations.

## **Main Tasks of Consultant**

The consultant will be required to:

1. Develop a project plan including the identification of key tasks and milestones.

2. Prepare a recommended community consultation strategy.
3. Manage the agreed project plan.
4. Liaise with nominated Council staff throughout the project.
5. Provide progressive drafts of the report for Council consideration and feedback at agreed milestone dates.
6. Prepare a **comprehensive final report** which:
  - Reviews existing applicable Council studies and strategies.
  - Identifies and document the character of Bayside.
  - Evaluates the various tools and their role in maintaining/achieving a preferred character.
  - Details the benefit of applying a NCO in comparison to existing controls or adoption of other VPP tools.
  - Identifies areas suitable for the application of NCOs, as appropriate, consistent with the *Using the Neighbourhood Character Provisions in Planning Schemes Practice Note*.
  - Provides clear strategic justification for the application of an NCO for each nominated area
  - Clearly delineates the boundaries for each potential NCO with the aid of graphics, including maps, as well as written description.
  - Considers the appropriateness of NCOs for each identified area within the context of existing area specific controls and policies and the suite of VPP tools available.
  - Addresses any relevant considerations including potential conflicts with State and Local policies or existing controls and consistencies or inconsistencies with any proposed planning scheme amendments.
  - Includes a report summary outlining recommendations and implementation processes suitable for translation into a Council report.
7. Prepare draft NCOs for a limited number of character precincts, or alternatively documentation for any other control mechanisms which may be recommended or more appropriate, dependent upon study outcomes and to be agreed upon between the Consultant and Council.

### **Project Output**

The main output of the project will be a comprehensive report detailing all of the above research, information, findings, strategies and recommendations. Dependent upon the recommendations of the project, draft NCOs are to be prepared for a limited number of character precincts, as agreed between the parties.

The report should be A4 portrait format with maps/plans not exceeding A3 size and capable of black and white reproduction. The consultant is to provide

three bound copies, one unbound copy (for copying purposes) and one electronic copy on CD Rom utilising software compatible with Council's computer systems (Microsoft Office).

### **Project Management**

James Larmour-Reid, Manager Urban Planning and Culture, is Council's nominated Project Manager.

Staff will provide on-going assistance throughout the project including provision of local knowledge and background information.

It is anticipated that the consultant will provide progressive drafts of the report in accordance with nominated milestones, for consideration and feedback from a working group comprising staff and Councillors.

### **Project Budget**

The total budget for the project is a maximum of \$40,000 (GST inclusive).

Progress payments may be available to the consultant upon approval of agreed major stages, with the balance of the fee payable on completion of the final report to Council's satisfaction.

### **Timeframes**

The project must be completed by August 2003.

The consultant will be required to provide a detailed program and work plan for the timing and delivery of the outcomes proposed from the project, including identification of key tasks, milestones, reporting and decision points.

### **Resources**

Copies of the following documents will be provided to the consultant:

- City of Brighton Urban Character and Conservation Study (1986), Andrew Ward
- City of Sandringham Heritage and Conservation Study (1989), Andrew Ward
- City of Bayside Heritage Review (1999), Allom Lovell
- Bayside Urban Character and Streetscape Study (1997), Urban Consulting Group
- Bayside Street Tree Strategy (1998)

Studies undertaken in association with Amendment C2:

- Bayside Urban Character Report (1999), Ratio Consultants
- Bayside Height Control Study (2000), Hansen Partnership & Context CMI
- Bayside Vegetation Character Assessment (2000), John Patrick
- Bayside Residential Strategy (1999), Ratio Consultants

### **Contract Conditions**

The service to be provided shall be in accordance with the terms and conditions as specified in AS4122 - Int 1993. The Annexure to AS4122 shall form part of the contract document.

### **Conclusion**

The consultant must demonstrate experience, qualifications, skills and competencies in all areas relating to the project.

Details of previous similar work experience and the specific role/involvement of all personnel (including sub-consultants, if any) proposed to be used in the study should be provided. Details of any direct or indirect past or present association with property owners or developers in the area and any other potential conflicts of interest should be provided.

The adoption of a multi-disciplined, multi-skilled team approach for the project is encouraged.

Details of project management arrangements, work program (including critical dates and key milestones) and time input from individual team members should be provided.

Consultants are encouraged to use their experience and professional expertise in similar projects to propose modifications / enhancements to the brief to better achieve the desired outcomes and outputs of the project.

A short list of consultants may be invited for interview prior to the final selection of the consultant being made.

The successful consultant will be given access to all relevant material – including reports and strategies - held by Council.

### **Submission of Quotations**

The following criteria (in priority order) will be used by the Evaluation Panel to evaluate tenders:

- Ability to meet the requirements of the brief
- Experience in providing services of a similar nature
- Relevant qualifications, skills and experience of staff/project team
- Financial benefit
- Ability to complete services in specified timeframe
- Quality control and management systems

All quotations must be delivered in a sealed envelope to:

The Tender Box  
Bayside City Council  
Corporate Centre  
Royal Avenue  
Sandringham 3191

Clearly marked "BAYSIDE NEIGHBOURHOOD CHARACTER REVIEW - QUOTATION NUMBER 020359"

All documentation **MUST** be placed in the tender box no later than 2.00pm on 31 January 2003.

Quotations received after the closing time or by facsimile or email will not be accepted.

All enquiries should be directed to:

James Larmour-Reid  
Manager Urban Planning and Culture  
City of Bayside  
Phone. 9599 4634  
Fax. 9598 4474  
Email. [jlarmour-reid@bayside.vic.gov.au](mailto:jlarmour-reid@bayside.vic.gov.au)



## Appendix 2 – Key Characteristics by Precinct



## KEY CHARACTERISTICS BY PRECINCT

### CHARACTER AREA A

KEY CHARACTERISTICS	PRECINCT A1	PRECINCT A2
<p>Victorian, Edwardian and Federation single dwellings with some 1960s to 1990s infill development</p> <p>Building materials are dominated by weatherboard and red brick.</p> <p>Front setbacks vary from 4-7 m across the area.</p> <p>Side setbacks generally 1-1.5m on one side with garages and driveways to the boundary on the other.</p> <p>Predominantly single storey with second storeys recessed by several metres.</p> <p>Front fencing is mixed with open style and solid fencing generally low to medium height.</p> <p>Topography is generally flat.</p> <p>Gardens are characterised by established, exotic and mixed plantings of small to medium sized shrubs with scattered medium specimen trees.</p> <p>Small to medium sized street trees of native and exotic species.</p> <p>Many streets of bluestone kerbing and channelling.</p> <p>Subdivision pattern is a modified grid.</p>	<p>California bungalows, arts and crafts</p> <p>Red brick with some weatherboard materials</p> <p>6-7m front setbacks</p> <p>Side setbacks generally 1-1.5m on one side with driveways and garages recessed to the back on the other</p> <p>Single storey</p> <p>Front fencing is mixed in style and height</p> <p>Flat topography</p> <p>Established gardens with exotic and mixed plantings of small to medium sized shrubs with scattered medium specimen trees.</p> <p>Medium to large Melaleuca street trees</p> <p>Sealed roads and concrete upstanding kerbs</p> <p>Subdivision pattern is a modified grid</p> <p>Wide frontages, lower pitched and gabled roofs, wider side setbacks, bungalows</p> <p>Loss of bungalow houses, boundary to boundary development, carports in front gardens, front gardens, loss of street trees</p>	<p>Victorian, Edwardian and Federation single dwellings with some 1960s to 1990s infill development</p> <p>Localised pockets of Victorian</p> <p>Predominantly weatherboard with some red brick materials</p> <p>4-5m front setbacks</p> <p>Side setbacks are generally 1-1.5m on either side with driveway in front garden.</p> <p>Head Street and Asling St with 1m and 3-4m side setbacks</p> <p>Mostly single storey, recent development is two storey</p> <p>Front fencing is mixed in style and height</p> <p>Flat topography</p> <p>Established gardens with exotic and mixed plantings of small to medium sized shrubs with scattered medium specimen trees.</p> <p>Medium to large Melaleuca street trees</p> <p>Sealed roads and concrete upstanding kerbs</p> <p>Subdivision pattern is a modified grid</p> <p>Weatherboard, Edwardian, high pitched gable and hipped roofs.</p> <p>Loss of Edwardian weatherboard houses. Boxey house design.</p>
<p><b>Key elements of the Precinct</b></p>	<p>Wide frontages, lower pitched and gabled roofs, wider side setbacks, bungalows</p>	<p>Weatherboard, Edwardian, high pitched gable and hipped roofs.</p>
<p><b>Issues/Threats</b></p>	<p>Loss of bungalow houses, boundary to boundary development, carports in front gardens, front gardens, loss of street trees</p>	<p>Loss of Edwardian weatherboard houses. Boxey house design.</p>

## CHARACTER AREA B

KEY CHARACTERISTICS	PRECINCT B1	PRECINCT B2
<p>Diverse architecture including Victorian, Edwardian, Federation, Interwar and Post War, along with 1960s, 1970s, 1980s and 1990s.</p> <p>Building materials are timber and brick including some render, often with several materials or colours within facades, and articulated facades.</p> <p>Front setbacks vary from 5-9 m across the area.</p> <p>Side setbacks generally 1.2-1.5m on one side with garages, carports or driveways to the boundary on the other.</p> <p>Predominantly single storey with second storeys recessed by several metres.</p> <p>Front fencing is mixed with open style and solid fencing generally medium to high height.</p> <p>Topography is generally slightly undulating.</p> <p>Gardens characterised by established, mixed native and exotic plantings with moderate coverings of shrubs and scattered medium to tall specimen trees.</p> <p>Street trees vary with native and exotic species.</p> <p>Many streets of bluestone kerbing and channelling.</p> <p>Subdivision pattern is a modified grid.</p>	<p>Diverse architecture including Victorian, Edwardian, Federation, Interwar and Post War, along with some 1960s – 90s</p> <p>Materials distinctive to each period</p> <p>Front setbacks vary from 5-9m</p> <p>1m and 3-4m side setbacks</p> <p>Predominantly single storey with some recent double storey</p> <p>Front fencing is mixed with open style and solid fencing generally medium to high height.</p> <p>Topography is flat to gently sloping</p> <p>Established, mixed native and exotic gardens, with moderate coverings of shrubs and scattered medium to tall specimen trees.</p> <p>Street trees vary with native and exotic species</p> <p>Streets have bluestone kerbing and channelling</p> <p>Subdivision pattern is a modified grid</p> <p>Garden setbacks- driveway side setbacks – pitched roofs</p> <p>Boundary to boundary development, loss of garden space, loss of street trees.</p>	<p>Diverse architecture including Victorian, Edwardian, Federation, Interwar, Post War and 1990s reproduction, some 1960s - 80s, and occasional Mansions and English attic houses</p> <p>Predominantly brick and render materials</p> <p>Front setbacks vary from 5-9m, some are larger and occasionally houses on angle to street</p> <p>Side setbacks generally 1.2-1.5m on one side with garages, carports or driveways to the boundary on the other, new development 1m each side and some houses setback 3-4m each side</p> <p>Predominantly single storey, new development and some localised streets predominantly 2 storeys</p> <p>Front fencing is mixed with open style and solid fencing generally low or high.</p> <p>Topography is flat to gently sloping to undulating</p> <p>Established, mixed native and exotic gardens, with moderate coverings of shrubs and scattered medium to tall specimen trees.</p> <p>Street trees vary with native and exotic species, some streets have strong avenues, others have newer planting</p> <p>Streets have bluestone kerbing and channelling</p> <p>Subdivision pattern is crescents and grid with some parts modified grid</p> <p>Crescents and grid form of streets.</p> <p>More spacious feel road with grander houses</p> <p>Avenue Street trees contrast with crescents and grids</p> <p>Large canopy trees</p> <p>Generous garden setbacks</p> <p>Loss of trees</p> <p>Loss of setbacks</p>
<p><b>Key elements of the Precinct</b></p>		
<p><b>Issues/Threats</b></p>		

## CHARACTER AREA B (Cont'd)

KEY CHARACTERISTICS	PRECINCT B3	PRECINCT B4
<p>Diverse architecture including Victorian, Edwardian, Federation, Interwar and Post War, along with 1960s, 1970s, 1980s and 1990s.</p> <p>Building materials are timber and brick including some render, often with several materials or colours within facades, and articulated facades.</p> <p>Front setbacks vary from 5-9 m across the area.</p> <p>Side setbacks generally 1.2-1.5m on one side with garages, carports or driveways to the boundary on the other.</p> <p>Predominantly single storey with second storeys recessed by several metres.</p> <p>Front fencing is mixed with open style and solid fencing generally medium to high height.</p> <p>Topography is generally slightly undulating.</p> <p>Gardens characterised by established, mixed native and exotic plantings with moderate coverings of shrubs and scattered medium to tall specimen trees.</p> <p>Street trees vary with native and exotic species.</p> <p>Many streets of bluestone kerbing and channelling.</p> <p>Subdivision pattern is a modified grid.</p>	<p>Large houses, diverse styles, 90s double storey, Victorian, Edwardian, Interwar and some post war</p> <p>Brick and render materials</p> <p>Fronts setbacks 7-10m, seems bigger because of wide verges</p> <p>Mix side setbacks, either 1m and 3-4m or 3-4m either side</p> <p>50% double storey</p> <p>Low and high solid front fencing</p> <p>Topography is flat and gently sloping to the bay</p> <p>Gardens are shrubby with canopy trees in back yards</p> <p>Street trees are tall strong exotic avenue, pines and elms</p> <p>Upstanding kerbs with 10-12 m grassed verges</p> <p>Main road</p> <p>Articulated facades</p> <p>Wide roads with avenue planted verges</p> <p>Garden frontage setbacks</p> <p>Presence of Anzac hospital. Apparent front setbacks</p> <p>Diversity of architecture</p> <p>Tall canopy trees</p> <p>Loss of canopy trees</p> <p>Boundary to boundary development</p> <p>Loss of public domain landscape</p>	<p>New housing reproduction styles of mostly Georgian some reproduction Victorian and some contemporary housing styles</p> <p>Render and brick materials</p> <p>Front setbacks 2-4m</p> <p>Side setbacks 0m and 1m</p> <p>All double storey dwellings</p> <p>Front fencing is either open or high and solid</p> <p>Topography is flat</p> <p>Gardens are developing and low level</p> <p>Street trees are small exotic species and regularly planted</p> <p>Rollover kerbs</p> <p>Geometric kerb</p> <p>2 storey reproduction style housing</p> <p>urban character lack of setbacks</p>
<p><b>Key elements of the Precinct</b></p>		
<p>Issues/Threats</p>		

## CHARACTER AREA C

KEY CHARACTERISTICS	PRECINCT C1	PRECINCT C2 – ESPLANADE AND BAY EDGE
<p>Victorian, interwar and post war with some 1960s to 1990s infill development</p> <p>Building materials are dominated by red brick, rough cast and rendered facades often with several materials within facades, and articulated facades.</p> <p>Front setbacks vary from 7-8 m across the area.</p> <p>Side setbacks generally 2m on one side with garages and driveways to the boundary on the other.</p> <p>Predominantly single or double storey with second storeys often incorporated into an attic.</p> <p>Front fencing is mixed with open style and solid fencing and generally tall.</p> <p>Topography is generally flat with a gentle slope to the foreshore.</p> <p>Gardens characterised by established, predominantly exotic plantings of lawn with small to large shrubs with a moderate cover of medium and tall trees.</p> <p>Medium to large sized street trees of native and exotic species, often in impressive avenues.</p> <p>Many streets of bluestone kerbing and channelling.</p> <p>Subdivision pattern is a standard to modified grid.</p> <p><b>Key elements of the Precinct</b></p>	<p>Mix of Victorian, Edwardian, interwar with contemporary and reproduction infill particularly closer to the waterfront, some 60s – 90s infill, and some mansion houses</p> <p>Building materials are dominated by red brick, rough cast and rendered facades often with several materials within facades, new houses are rendered, cream brick in 50s – 60s dwellings</p> <p>Front setbacks vary from 7 - 8m, larger house and mansions have greater setbacks</p> <p>Side setbacks generally 2m on one side with garages and driveways to the boundary on the other., side setbacks closer to the beach in new development are 1m and 0m</p> <p>Mix of single and double storey, more double storey west of St.Kilda Street, all double storey closer to the foreshore</p> <p>Front fencing is mixed with open style and solid fencing and generally tall, some areas dominated by tall solid fences</p> <p>Topography is generally flat with a gentle slope to the foreshore</p> <p>Gardens characterised by established, predominantly exotic plantings of lawn with small to large shrubs with a moderate cover of medium and tall trees, some areas near foreshore devoid of vegetation, some sections very leafy</p> <p>Medium to large sized street trees of native and exotic species, often in impressive avenues</p> <p>Built form dominated Bay edge</p> <p>Impressive avenues</p> <p>Leafy gardens settings</p> <p>Mix of housing styles, with sprinkling of large mansion houses</p> <p>Spacious gardens</p> <p>Graduations from character area 'B' to 'C' no definite line</p> <p>Vision of the bay down straight streets</p> <p>Loss of garden space</p> <p>Loss of avenues</p> <p>Development above tree canopy</p> <p>Large unarticulated buildings, tennis courts</p> <p>Loss of vegetation</p>	<p>Contemporary and Modernist styles, with remnants or Edwardian and large interwar dwellings</p> <p>Buildings materials are dominated by light coloured render, older houses use red brick, rough cast and rendered facades often with several materials within facades</p> <p>Front setbacks are 6-7m</p> <p>Side setbacks are minimal usually 1m each side</p> <p>All dwellings are double storey, some 3 storey</p> <p>Front fences are tall and solid</p> <p>Topography is gently sloping at the top of the dune</p> <p>Predominantly 90's designer gardens including some palm trees, general lack of vegetation</p> <p>Medium to large sized street trees of native and exotic species, often in impressive avenues</p> <p>Upstanding concrete kerb</p> <p>Subdivision pattern follows the shoreline</p> <p>Built form wall to the coast</p> <p>Light coloured materials, glass and render</p> <p>Dominating plain walls</p> <p>Snippets of vegetation</p> <p>Balconies</p> <p>Occasional larger interwar dwellings</p> <p>High rise outside of nodal locations</p> <p>Loss of coastal vegetation</p>
<p><b>Issues/Threats</b></p>		

## CHARACTER AREA D

KEY CHARACTERISTICS	PRECINCT D1	PRECINCT D2
<p>Mix of Edwardian , Interwar and Post War detached dwellings with some 1960s to 1990s infill development</p> <p>Building materials are dominated by red and clinker brick and roughcast or rendered facades.</p> <p>Front setbacks vary from 5-8 m across the area.</p> <p>Side setbacks generally 1-1.5m on one side with garages and driveways to the boundary on the other.</p> <p>Predominantly single storey with second storeys recessed by several metres or attic style.</p> <p>Front fencing is mixed with open style and solid fencing of varied height.</p> <p>Topography is generally flat to undulating.</p> <p>Gardens are characterised by established, mixed native and exotic plantings of small to large sized shrubs with scattered medium to tall specimen trees.</p> <p>Small to large sized street trees of native and exotic species.</p> <p>Many streets of bluestone kerbing and channelling.</p> <p>Subdivision pattern is a standard to modified grid.</p>	<p>Mix of Californian Bungalows, Interwar and some 50s dwellings, some infill from 80s and 90s mostly reproduction</p> <p>Building materials are dominated by red and clinker brick and roughcast or rendered facades, some brick for the 50s dwellings</p> <p>Front setbacks vary from 5-8 m across the area</p> <p>Side setbacks generally 1-1.5m on one side with garages and driveways to the boundary on the other, new development has 1m setbacks on each side</p> <p>Predominantly single storey dwellings, new development is double storey, some second storey extensions</p> <p>Front fencing is predominantly low, brick or rendered, some open and higher fencing</p> <p>Topography is generally flat to undulating</p> <p>Gardens are characterised by established, mostly exotic plantings of small to large sized shrubs with occasional medium to tall specimen trees</p> <p>Small to large sized street trees of native and exotic species, some avenues</p> <p>Mostly concrete upstanding kerbs</p> <p>Subdivision pattern is a standard to modified grid</p>	<p>Mix of 40's and 50's dwellings with some 90s reproduction infill</p> <p>Buildings materials are mostly cream brick, some red clinker brick and some render</p> <p>Front setbacks vary from 5-8 m across the area</p> <p>Side setbacks generally 1-1.5m on one side with garages and driveways to the boundary on the other, new development has 1m setbacks on each side</p> <p>Predominantly single storey dwellings, new development is double storey, some second storey extensions</p> <p>Front fencing is predominantly low, brick or rendered, some open and higher fencing</p> <p>Topography is generally flat to undulating</p> <p>Gardens are characterised by established, mostly exotic plantings of small to large sized shrubs with occasional medium to tall specimen trees</p> <p>Small to large sized street trees of native and exotic species</p> <p>Mostly concrete upstanding kerbs</p> <p>Subdivision pattern is a standard to modified grid</p>
<p><b>Key elements of the Precinct</b></p>	<p>Bungalows and interwar dwellings</p> <p>Low fences</p> <p>Street trees and canopy trees</p> <p>1m and 3-4m side setbacks</p> <p>Red and clinker brick</p>	<p>40s and 50s dwellings</p> <p>Horizontal single storey character</p> <p>Low fences</p> <p>Street trees and canopy trees</p> <p>1m and 3-4m side setbacks</p> <p>Red and clinker brick</p>
<p><b>Issues/Threats</b></p>	<p>Large boxey 2 storey dwellings</p> <p>High front fences</p> <p>Loss of canopy trees and avenues</p>	

## CHARACTER AREA D (CONT'D)

KEY CHARACTERISTICS	PRECINCT D3	PRECINCT D4
<p>Mix of Edwardian , Interwar and Post War detached dwellings with some 1960s to 1990s infill development</p> <p>Building materials are dominated by red and clinker brick and roughcast or rendered facades.</p> <p>Front setbacks vary from 5-8 m across the area.</p> <p>Side setbacks generally 1-1.5m on one side with garages and driveways to the boundary on the other.</p> <p>Predominantly single storey with second storeys recessed by several metres or attic style.</p> <p>Front fencing is mixed with open style and solid fencing of varied height.</p> <p>Topography is generally flat to undulating.</p> <p>Gardens are characterised by established, mixed native and exotic plantings of small to large sized shrubs with scattered medium to tall specimen trees.</p> <p>Small to large sized street trees of native and exotic species.</p> <p>Many streets of bluestone kerbing and channelling.</p> <p>Subdivision pattern is a standard to modified grid.</p>	<p>Mix of Victorian, Californian Bungalows and Interwar dwellings with some recent infill</p> <p>Mostly timber buildings materials with some red clinker brick</p> <p>Front setbacks are 4-5m</p> <p>Side setbacks are either 1m on each side or 1-1.5m on one side with garages and driveways to the boundary on the other</p> <p>Predominantly single storey dwellings, infill development is double storey</p> <p>Front fencing is generally low to medium heights, with timber picket and brick materials</p> <p>Topography is undulating</p> <p>Gardens are characterised by established, mixed native and exotic plantings, low level</p> <p>Street trees are generally native, there are no trees in streets with no nature strips</p> <p>Bluestone kerb and channelling</p> <p>Subdivision pattern is a standard to modified grid</p>	<p>Mix of 80s – present, with interwar and 50s dwellings</p> <p>Building materials are mostly dark brick or render, some cream and red brick and weatherboard</p> <p>Front setbacks vary from 5-8 m across the area</p> <p>Side setbacks are either 1m each side with the garage incorporated on newer developments, or 1m and 3-4m on interwar and 50s dwellings</p> <p>Newer dwellings are predominantly double storey, interwar and 50s dwellings are predominantly single storey</p> <p>Front fencing is solid and high, or low with brick materials on interwar and 50s dwellings</p> <p>Topography is undulating to hilly</p> <p>Gardens are characterised by established, mixed native and exotic plantings of small to large sized shrubs with scattered medium to tall specimen trees, there are some 90s designer gardens</p> <p>Street trees are native brushboxes and melaleucas</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is a standard to modified grid</p>
<p><b>Key elements of the Precinct</b></p>	<p>Timber cottages</p> <p>Narrow streets</p> <p>Low – medium fences</p> <p>Loss of weatherboard houses</p> <p>High solid fences</p>	<p>Street tree planting</p> <p>Topography</p> <p>Mix of single and 2 storey houses</p> <p>Loss of street trees</p> <p>Loss of garden space</p>
<p><b>Issues/Threats</b></p>		
<p>*Notes</p>	<p>The area relies on original built form more than heavier landscaped areas, but relative to the rest of Melbourne, its not that special.</p>	

## CHARACTER AREA E

KEY CHARACTERISTICS	PRECINCT E1	PRECINCT E2
<p>Predominantly Inter War styles with scattered 1950s- 1960s and some contemporary infill development</p> <p>Building materials are a mixture of weatherboard, brick and rendered materials.</p> <p>Front setbacks vary from 6-15 m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Predominantly single storey.</p> <p>Front fencing is predominantly low.</p> <p>Topography not mentioned</p> <p>Gardens are typically large, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas.</p> <p>Street trees vary where they exist.</p> <p>Road treatment not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Predominantly 50s dwellings, some infill from the 80s – 90s, some interwar towards Hampton Street and scattered Victorian and Mansion dwellings</p> <p>*N.B</p> <p>Building materials are predominantly cream brick with some red and clinker and some rendered materials</p> <p>Front setbacks are 7-8m</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other, newer development is 0m and 1m</p> <p>Predominantly single storey, newer development is double storey</p> <p>Front fencing is predominantly low and solid, newer development has high fences</p> <p>Topography is flat to rolling</p> <p>Gardens are typically large with exotic shrubs and scattered canopy trees</p> <p>Native and exotic street trees</p> <p>Upstanding concrete kerbs with nature strips, some bluestone kerbs west of Hampton</p> <p>Subdivision pattern is a grid with wide blocks</p>	<p>Predominantly Inter War styles with scattered 1950s - 1960s and some contemporary dwellings</p> <p>Building materials are a mixture of red brick, with some cream brick, rendered and weatherboard materials</p> <p>Front setbacks are 7-8m</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other, newer development is 0m and 1m</p> <p>Predominantly single storey, newer development is double storey, mostly double storey on South Road</p> <p>Front fencing is predominantly low with brick materials</p> <p>Topography is flat</p> <p>Gardens are large with a mixture of hardy evergreen and exotic shrubs, some areas have canopy trees and dense gardens, other areas lack trees because of new development</p> <p>Street trees are informal and scattered, with some consistent avenues</p> <p>Mix of concrete upstanding an bluestone kerbs and channelling</p> <p>Subdivision pattern is a modified grid</p>
<p><b>Key elements of the Precinct</b></p>	<p>Street trees</p> <p>1950s houses, with scattered Victorian dwellings</p> <p>Generous gardens with canopy trees</p> <p>Loss of street trees</p> <p>Loss of canopy trees</p> <p>Loss of Victorian dwellings</p>	<p>Interwar dwellings and Bungalow Arts and Crafts</p> <p>Dense gardens</p>
<p><b>Issues/Threats</b></p>	<p>Loss of street trees</p> <p>Loss of canopy trees</p> <p>Loss of Victorian dwellings</p>	<p>Loss of garden space</p> <p>Loss of interwar dwellings</p>
<p>*Notes</p>	<p>West of Hampton Road – Scattered Victorian dwellings and occasional mansions, occasional bungalow closer to New Street.</p> <p>Pure 60s around old orphanage estate Lynch Road etc.</p> <p>Wider blocks in some parts</p> <p>South Road has more mansions and large houses</p>	

## CHARACTER AREA E (CONT'D)

KEY CHARACTERISTICS	PRECINCT E3	PRECINCT E4
<p>Predominantly Inter War styles with scattered 1950s- 1960s and some contemporary infill development</p> <p>Building materials are a mixture of weatherboard, brick and rendered materials.</p> <p>Front setbacks vary from 6-15 m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Predominantly single storey.</p> <p>Front fencing is predominantly low.</p> <p>Topography not mentioned</p> <p>Gardens are typically large, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas. Street trees vary where they exist.</p> <p>Road treatment not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Mostly timber Californian Bungalows with occasional interwar dwellings and recent infill</p> <p>Building materials are predominantly weatherboard, with some red and clinker brick</p> <p>Front setbacks are typically 6 – 7m</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other</p> <p>Predominantly single storey</p> <p>Front fencing is a mix of low brick and average height picket, with some localised areas of solid high fencing</p> <p>Topography is flat to rolling on sand dune hills</p> <p>Gardens are typically medium sized, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas</p> <p>Street trees are mixed species in informal avenues, there are some spectacular exotic avenues</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is a regular grid</p>	<p>Mix of 50s, Interwar and 80s – 90s dwellings</p> <p>Building materials are a mix of weatherboard, all types of brick and render</p> <p>Front setbacks vary from 5-8m</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other and 1m and 0m on new development</p> <p>30 – 50% double storey dwellings, all double storey along Beach Road, and more double storey in the south</p> <p>Front fencing is a mix of low and high with solid materials, some gardens have no front fence</p> <p>Topography is gently sloping on a sand hill.</p> <p>Gardens are typically small with coastal native shrubs and trees</p> <p>Street trees are often native species in intermittent avenues</p> <p>Mix of concrete upstanding and bluestone kerbs, with wide nature strips, two unsealed roads</p> <p>Subdivision pattern is a modified grid with crescents to the bluff</p>
<p><b>Key elements of the Precinct</b></p>	<p>Weatherboard Californian Bungalows</p> <p>Avenue street trees</p> <p>Regular gardens</p>	<p>Informal feel</p> <p>Coastal vegetation</p> <p>Wide nature strips</p> <p>Varied setbacks</p> <p>Varied Architecture</p>
<p><b>Issues/Threats</b></p>	<p>High front fences</p> <p>Loss of Weatherboard Californian Bungalows</p> <p>Loss of garden space</p>	<p>Loss of vegetation</p> <p>Loss of garden space</p> <p>Loss of street trees</p>
<p><b>Notes</b></p>	<p>Some streets of consistent timber bungalows</p>	<p>Beach Road is double storey, built form less dominant than Brighton, most of the strip is similar to what's behind. There is one section where there is no vegetation and new bulky houses, similar to Brighton Beachfront</p>

## CHARACTER AREA F

KEY CHARACTERISTICS	PRECINCT F1
<p>Predominantly Federation and Inter War with scattered 1950-1960s dwellings and some recent infill development.</p> <p>Building materials are predominantly brick and render.</p> <p>Front setbacks vary from 5-15 m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Predominantly single storey.</p> <p>Front fencing is predominantly low and often related to the building design.</p> <p>Topography not mentioned</p> <p>Gardens are characterised by large gardens</p> <p>Street trees vary where they exist.</p> <p>Road treatment not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Predominantly Federation with some Inter War and scatterings of 1950-1960s dwellings and some recent infill development, mostly contemporary styles along Beach Road</p> <p>Building materials are predominantly lightly coloured weatherboard, with some brick used on infill and some interwar houses, render is used on contemporary styles</p> <p>Front setbacks are predominantly 5-7m and 3m for some Edwardians.</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other</p> <p>Predominantly single storey dwellings, all double storey dwellings along Beach Road</p> <p>Front fencing is predominantly picket of medium height, there is some low brick fencing and high solid fencing in localised areas</p> <p>Topography is undulating on a sand dune hill</p> <p>Gardens are typically medium – large sized, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas, some localised areas of significant canopy trees</p> <p>Street trees are often large and native in intermittent avenues</p> <p>Mix of bluestone and concrete upstanding kerbs with nature strips and some wide verges</p> <p>Subdivision pattern is a Regular grid with some diagonal streets following the shoreline</p>
<p><b>Key elements of the Precinct</b></p>	<p>Edwardian weatherboard houses Eucalypt street trees Topography Picket fences</p>
<p><b>Issues/Threats</b></p>	<p>Loss of Edwardian Dwellings Loss of street trees Loss of native vegetation Loss of garden space High fences</p>

## CHARACTER AREA G

KEY CHARACTERISTICS	PRECINCT G1	PRECINCT G2
<p>Predominantly 1950-60s dwellings with some scattered infill development.</p> <p>Building materials are dominated by brick with some masonry and masonry materials.</p> <p>Front setbacks vary from 6-8m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Predominantly single storey.</p> <p>Front fencing is mixed with open style and solid fencing generally low to medium height.</p> <p>Topography not mentioned</p> <p>Gardens are typically open, with a mixture of evergreen shrubs, large trees and lawn.</p> <p>A variety of largely immature street trees.</p> <p>Road treatments not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Predominantly 50s – early 60s with some red brick and concrete public housing, occasional reproduction infill</p> <p>Building materials are a mix of cream brick, weatherboard, with some red brick and concrete</p> <p>Front setbacks vary from 6-8m across the area</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other</p> <p>Predominantly single storey dwellings</p> <p>Front fencing is mostly low with brick materials</p> <p>Topography is generally flat, and rises up gently to Moorabbin Shopping centre</p> <p>Gardens are typically low level, with a mixture of evergreen shrubs, and lawn, there are occasionally large trees</p> <p>Street trees are sometimes large but intermittent of mixed species.</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is an extended grid</p>	<p>Predominantly 50s – early 60s with some red brick public housing and occasional reproduction infill</p> <p>Building materials are predominantly cream and red brick</p> <p>Front setbacks vary from 6-8m across the area</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other</p> <p>Predominantly single storey dwellings</p> <p>Front fences are generally high and solid with some low brick fences</p> <p>Topography is flat</p> <p>Gardens are often bushy with a mixture of evergreen shrubs and lawn and some canopy trees</p> <p>Street trees are generally large eucalypts, often in consistent avenues.</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is an extended grid</p>
<p><b>Key elements of the precinct</b></p>	<p>Low scale dwellings</p>	<p>Avenue street trees Red brick buildings High fences Canopy trees</p>
<p><b>Issues/Threats</b></p>	<p>Large bulky development?</p>	<p>Loss of trees Large bulky development</p>
<p><b>Notes</b></p>	<p>Although there is a consistent low scale character, this precinct could accommodate greater change than other precincts</p>	

## CHARACTER AREA H

KEY CHARACTERISTICS	PRECINCT H1	PRECINCT H2
<p>Predominantly 1950-70s dwellings with some scattered infill development.</p> <p>Materials not mentioned</p> <p>Front setbacks vary from 6-8m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Dwellings are a mix of single and double storey.</p> <p>Front fencing is typically low and related to the building design.</p> <p>Topography not mentioned</p> <p>Gardens are typically well developed with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas with a high percentage of native species.</p> <p>Street trees vary in species and size.</p> <p>Road treatments not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Predominantly 50s – 70s dwellings with some infill contemporary and reproduction, infill is dominant in some localised areas particularly the Beaumaris area</p> <p>Building materials are dominated by brick with some masonry and rendered materials, occasional Modernist 50s vertical timber materials closer to the beach</p> <p>Front setbacks vary from 6-8m across the area</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other, newer dwellings have 1m and 0m side setbacks</p> <p>Mix of single and double storey, some 2 storey equivalent due to slope, double storey concentrated in higher areas and new dwellings are all double storey</p> <p>Front fencing is a mix of low and high with solid materials, some gardens have no front fence</p> <p>Topography is hilly and flattens out in some areas</p> <p>Gardens are typically well developed with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas with a high percentage of native species, there are some patches of tall exotic trees</p> <p>Street trees are substantial with mostly native species, no grand avenues</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is a grid, elongated in parts with occasional curvilinear court areas</p>	<p>Predominantly 50s dwellings with some 70s and some 90s infill development</p> <p>Building materials are dominated by brick with some masonry and rendered materials.</p> <p>Front setbacks vary from 6-8m across the area</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Around 20% double storey dwellings</p> <p>Front fencing is either low brick or no fence</p> <p>Topography is gently sloping</p> <p>Gardens are typically well-developed and bushy, with a mixture of hardy evergreen and exotic shrubs, large native trees and lawn areas.</p> <p>Street trees are generally tall canopy native trees</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is a grid</p>
<p><b>Key elements of the Precinct</b></p>	<p>Topography</p> <p>Large canopy trees</p> <p>Occasional patches of dense native vegetation for about 6-8 houses</p>	<p>Tall native trees in public and private domain</p>
<p><b>Issues/Threats</b></p>	<p>Loss of large trees</p> <p>Loss of garden space</p> <p>Large bulky 2 storey development</p>	<p>Loss of tall trees</p>

## CHARACTER AREA H (Cont'd)

KEY CHARACTERISTICS	PRECINCT H3	PRECINCT H4
<p>Predominantly 1950-70s dwellings with some scattered infill development.</p> <p>Building materials are dominated by brick with some masonry and rendered materials.</p> <p>Front setbacks vary from 6-8m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Dwellings are a mix of single and double storey.</p> <p>Front fencing is typically low and related to the building design.</p> <p>Topography not mentioned</p> <p>Gardens are typically well developed with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas with a high percentage of native species.</p> <p>Street trees vary in species and size.</p> <p>Road treatments not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Predominantly 50s dwellings with 90s infill, some Victorian dwellings in Glebe Avenue</p> <p>Building materials are a mix of cream brick and weatherboard, with some new brick</p> <p>Front setbacks vary from 6-8m across the area</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other, infill development has 0m and 1m side setbacks</p> <p>Mostly single dwellings with 10% double storey</p> <p>Front fencing predominantly low brick with some average and high, solid fencing.</p> <p>Topography is gently sloping</p> <p>Gardens are typically well developed with a mixture of hardy evergreen and exotic shrubs, and lawn areas, large exotic and native trees are scattered</p> <p>Street trees are mostly native and vary in size</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is a modified grid</p>	<p>Mix of Modern 50s dwellings with large contemporary styles</p> <p>Building materials are a mix of brick, vertical timber, render and concrete block</p> <p>Front setbacks vary from 6-8m across the area with occasional larger setback, houses often at angle to street exposing two sides of the dwelling</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other</p> <p>Dwellings are a mix of single and double storey</p> <p>Front fencing is predominantly absent, there is some high fencing with slatted or ti-tree materials</p> <p>Topography is hilly</p> <p>Gardens are typically well developed with native shrubs and tall trees, remnant ti-tree is found in many gardens</p> <p>Street trees are native and informal, sometimes extension to garden, often ti-tree species</p> <p>Roads are unsealed in some parts otherwise sealed with concrete upstanding kerbs</p> <p>Subdivision pattern is connective and curvilinear, follows the topography</p>
<p><b>Key elements of the Precinct</b></p>	<p>1950s houses, garden space</p>	<p>Native vegetation</p> <p>Modern architecture</p> <p>Unsealed roads where they exist</p> <p>Lack of fences</p> <p>Coastal feel</p>
<p><b>Issues/Threats</b></p>	<p>Loss of garden space</p>	<p>Removal of vegetation</p> <p>Reproduction housing styles</p> <p>High solid fences</p> <p>Loss of Modern Houses</p> <p>Formalised gardens</p>
<p><b>Notes</b></p>		<p>Beach Road houses barely visible, screened by vegetation reserve</p> <p>Prominent ridge, maybe part of a headland, vegetation dominated when viewed from afar</p>

## CHARACTER AREA H (Cont'd)

KEY CHARACTERISTICS	PRECINCT H5
<p>Predominantly 1950-70s dwellings with some scattered infill development.</p> <p>Building materials are dominated by brick with some masonry and rendered materials.</p> <p>Front setbacks vary from 6-8m across the area.</p> <p>Side setbacks generally 2m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.</p> <p>Dwellings are a mix of single and double storey.</p> <p>Front fencing is typically low and related to the building design.</p> <p>Topography not mentioned</p> <p>Gardens are typically well developed with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas with a high percentage of native species.</p> <p>Street trees vary in species and size.</p> <p>Road treatments not mentioned</p> <p>Subdivision pattern not mentioned</p>	<p>Predominantly 50s dwellings, with some early 60's and minimal infill</p> <p>Building materials are dominated by cream brick and timber</p> <p>Front setbacks vary from 6-8m across the area</p> <p>Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other</p> <p>Dwellings are predominantly single storey</p> <p>Front fencing is predominantly low with brick materials</p> <p>Topography is flat to rolling</p> <p>Gardens are typically well developed with a mixture of low level shrubs, lawn, and native or exotic canopy trees</p> <p>Street trees are either native or exotic in intermittent avenues</p> <p>Concrete upstanding kerbs</p> <p>Subdivision pattern is a modified grid</p>
<p><b>Key elements of the Precinct</b></p>	<p>50s houses</p>
<p><b>Issues/Threats</b></p>	<p>Large bulky 2 storey houses</p>



## Appendix 3 – Detailed Survey Outcomes



## Detailed Survey Outcomes

Area	Precinct	Individual Street or Precinct Review	Survey Notes	Preliminary Findings (eg new precinct or NCO recommendation)
Clarice Becketts Lane (86 A5)	H1	Individual	<ul style="list-style-type: none"> <li>Vegetation is sparse, maybe 1 ti-tree.</li> <li>Some 80s units front to the laneway, generally single storey.</li> </ul>	<p>No change</p> <p>Within VPO</p>
Balcombe Park Lane (86 C4)	H1	Individual	<ul style="list-style-type: none"> <li>Mix of 70s modern dwellings, 70s L shape, and postwar.</li> <li>Similar to surrounding streets just a little more vegetation.</li> <li>Some houses set in grounds on the larger lots at the end of the street.</li> </ul>	<p>Within VPO</p> <p>No change</p>
First St (btw Central Ave and Keating St) (86 A5)	H1	Individual	<ul style="list-style-type: none"> <li>Western half has a sloped verge with substantial ti tree planting, and informal drain on one side of the road and intermittent native species on the other side of the road.</li> <li>Eastern half, large verge on one side of the road with eucalypt planting and a narrow verge on the other side of the road.</li> <li>Dwelling styles similar to surrounding streets.</li> </ul>	<p>Within VPO</p> <p>No change</p>
St Andrews Court and possibly surrounds (86 A2) (1980s subdivision with cumbersome controls on title)	H1	Individual	<ul style="list-style-type: none"> <li>80s modern looking dwellings with mixed roof forms.</li> <li>Very bushy streetscapes with canopy eucalypts and native shrubs in the nature strips.</li> </ul>	<p>Within VPO</p> <p>Primarily public domain</p>
Ebden Ave in the vicinity of Black Rock House (85 K5)	H1	Individual	<ul style="list-style-type: none"> <li>Avenue of large eucalypts planted in the nature strips.</li> <li>Occasional tall trees in gardens.</li> <li>Street trees provide a canopy over the road.</li> </ul>	<p>Character similar to surrounding area the only difference being the public domain. No change</p>
Review H1 to look at breaking it up.	H1	Precinct Review	<ul style="list-style-type: none"> <li>Survey confirmed variations in type and quantity of vegetation, and dwelling styles</li> </ul>	<p>8 Precincts proposed</p>
Balcombe/Bluff/Glenwood Ave	H1	Individual	<ul style="list-style-type: none"> <li>Similar to surrounding streets</li> </ul>	<p>Within new Precinct H3</p>
Glenwood Avenue		Individual Street	<ul style="list-style-type: none"> <li>Similar to surrounding streets.</li> <li>1 mansion with huge entrance atypical of the area.</li> </ul>	<p>No change</p> <p>Within new Precinct H3</p>
Provide a detailed analysis of the suburb and divide the suburb into a number of precincts based on Coastal influence, Bushland influence and Development influence. Recommend streets that should be considered for a NCO.	H1, H3 and H4	Precinct Review	<ul style="list-style-type: none"> <li>As above for H1</li> <li>H4 has particular character based on vegetation types and density</li> </ul>	

Area	Precinct	Individual Street or Precinct Review	Survey Notes	Preliminary Findings (eg new precinct or NCO recommendation)
Olinda Ave, Beaumaris	H4	Individual		Within VPO
Reid St, Beaumaris	H4	Individual		Within VPO
Point Avenue and Coral Avenue, Beaumaris	H4	Individual	Not distinctive from surrounding area	Within VPO
Gipsy Village area (previously nominated for a HO)	H4	Precinct Review	<ul style="list-style-type: none"> <li>▪ See above</li> </ul>	Boundaries refined
	F1	Precinct Review	<ul style="list-style-type: none"> <li>▪ Mix of Edwardian and Bungalow dwellings.</li> <li>▪ Dwelling styles are more consistent than surrounding areas.</li> <li>▪ The inner area of Gipsy Village is distinctive because of wide nature strips with mature native trees (ie public domain).</li> <li>▪ Area has cultural significance due to the form/layout of the subdivision and town plan, however building styles too inconsistent to identify as a separate precinct</li> </ul>	Gipsy Village should be retained within the wider precinct.
	F1	Individual	<ul style="list-style-type: none"> <li>▪ 30s-40s with some post war infill and some reproduction infill.</li> <li>▪ There are some grander 30s-40s dwellings.</li> <li>▪ Similar character to surrounding streets.</li> </ul>	None
	F1	Precinct Review	<ul style="list-style-type: none"> <li>▪ Surveyed and no change recommended.</li> </ul>	No change
Collins St/Comer St/Baird Ave	E1	Individual streets	<ul style="list-style-type: none"> <li>▪ Surveyed and no change recommended</li> </ul>	No change
Abbott St (100m east of the railway to Codrington St approx.)	E3	Individual Street	<ul style="list-style-type: none"> <li>▪ Bungalows with some 30s-40s and some 60s-70s, not particularly consistent or cohesive.</li> <li>▪ Many high front fences limits visibility of dwellings.</li> <li>▪ Mostly single storey dwellings.</li> <li>▪ Similar to surrounding streets in the area.</li> <li>▪ No overwhelming development pressures</li> </ul>	No change
Keats St, Sandringham	E3	Individual Street	<ul style="list-style-type: none"> <li>▪ Mix of bungalows and 30s-40s with some 70s-80s infill.</li> <li>▪ Spacious quality due to large lots allowing for generous setbacks.</li> <li>▪ Leafy garden feel.</li> <li>▪ Very little development activity.</li> <li>▪ Less consistent character to north of the street</li> <li>▪ Similar character to the surrounding streets</li> </ul>	No change
Mc Lauchlin Ave, Sandringham	E3	Individual Street	<ul style="list-style-type: none"> <li>▪ Mostly bungalows and 30s-40s with contemporary and 80s infill.</li> <li>▪ Significant eucalypt street trees but not an avenue.</li> <li>▪ Similar character to Keats and Kirkwood Streets.</li> </ul>	No change

Area	Precinct	Individual Street or Precinct Review	Survey Notes	Preliminary Findings (eg new precinct or NCO recommendation)
Review around the area of the Black Rock Structure Plan – Balfcombe Road	E4 and H1		<ul style="list-style-type: none"> <li>Reviewed through resurvey of H</li> </ul>	<p>The areas around this precinct have been incorporated within one precinct as part of the new H precincts.</p>
Edward St	E4	Individual Street	<ul style="list-style-type: none"> <li>Mix of post war, 30s-40s, 70s-80s, bungalows with some Edwardian dwellings.</li> <li>Many houses barely visible due to high fences.</li> <li>Established gardens on large blocks</li> <li>The presence of original dwellings is not significant, newer styles are more dominant.</li> <li>Very mixed, inconsistent and insufficiently cohesive</li> </ul>	No change
Meyer Ct, Hurlingham St., Landcox St., Clonaig St., Brighton East	D1	Individual streets Investigate the northern precinct of D1 in the area south of the Elster Creek Drain and around Trinity Ct.	<ul style="list-style-type: none"> <li>Meyer Ct consistent 1950s street, with consistent setbacks, low or no front fences</li> <li>Clonaig and surrounding streets have character largely based on predominance of pre WW2 styles</li> <li>Hurlingham and Landcox too much variation in dwelling styles</li> </ul>	Possible NCO for Meyer Ct New precinct created (B5). Possible NCO
Trinity Court	D1	Individual Street	<ul style="list-style-type: none"> <li>40s-50s grand houses and some modernist styles. There is more attention to detail in buildings than most post war styles.</li> <li>Lack of front fences.</li> <li>Well maintained exotic gardens.</li> <li>Side setbacks and generous front setbacks.</li> </ul>	Possible NCO.
Nepean Highway/South Road/Cummins Rd triangle	D2	Individual Streets	<ul style="list-style-type: none"> <li>Mixed styles</li> </ul>	No change
St Finbars Cres, Brighton	D4	Individual Street	<ul style="list-style-type: none"> <li>Interwar and 30s-40s dwellings with some infill.</li> <li>Avenue street trees.</li> <li>Many high fences</li> <li>One triple storey house does not fit in with the low building scale in the street.</li> </ul>	No change
Downes Ave, Brighton	B1	Individual (south of North Road)	<ul style="list-style-type: none"> <li>Similar to surrounding area</li> <li>Large Californian Bungalows, quite consistent</li> </ul>	Possible NCO with new Precinct B5

Area	Precinct	Individual Street or Precinct Review	Survey Notes	Preliminary Findings (eg new precinct or NCO recommendation)
Outer Crescent/St Andrews etc	B2	Precinct Review	<ul style="list-style-type: none"> <li>▪ Resurveyed.</li> <li>▪ Wide variation within this precinct.</li> </ul>	No change
	B2	The part of this precinct surrounded by Halifax, Byron, Bay, New, the commercial centre and Well Streets should be investigated. Includes a number of previously proposed Heritage Overlay precincts (not adopted).	<ul style="list-style-type: none"> <li>▪ As above</li> </ul>	No change
B3	Precinct Review	<ul style="list-style-type: none"> <li>▪ Resurveyed.</li> <li>▪ Eastern end different architecture and setbacks</li> </ul>	Eastern end incorporated within new Precinct B5. Possible NCO	
Entire Coastal Strip/ Beach Road be reviewed again.	Various	Individual Street	<ul style="list-style-type: none"> <li>▪ Large number of new buildings, higher than surrounding and 'beach' styles</li> <li>▪ Character varies along the length – separate guidelines needed</li> </ul>	Include specific guidelines in brochures, and define 3 groups
<b>Recommended Heritage Overlay Precincts with no controls</b>				
Orchard St	<ul style="list-style-type: none"> <li>▪ Mix of Edwardian and Victorian with occasional reproduction infill. Post war and bungalows more prevalent in the west.</li> <li>▪ Fairly consistent character.</li> <li>▪ Small front setbacks and small spaces between buildings.</li> <li>▪ Lack of vegetation, buildings most dominant.</li> </ul>	Needs further review to define the smaller area with consistent older styles.		
Asling St	<ul style="list-style-type: none"> <li>▪ Mix of bungalows and Victorians with contemporary infill and some Edwardians.</li> <li>▪ There are many Victorians in surrounding areas under a heritage overlay.</li> <li>▪ Many high fences</li> </ul>	No change		
Head St	<ul style="list-style-type: none"> <li>▪ Consistent row of Edwardian dwellings with one mock Edwardian and one renovated Edwardian with extensions.</li> <li>▪ The remaining precinct is controlled by a heritage overlay.</li> <li>▪ There is mixed styles in the surrounding streets this is the most consistent strip in the area.</li> </ul>	The dwellings not covered by a heritage overlay do not have the same charm as the originals. As most of the dwellings are already covered by a Heritage		

Area	Precinct Individual Street or Precinct Review	Survey Notes	Preliminary Findings (eg new precinct or NCO recommendation)
			Overlay there is no need for an NCO.
	Male St	<ul style="list-style-type: none"> <li>▪ One strip of consistent Victorians.</li> <li>▪ Infill styles are most dominant.</li> </ul>	Needs further review
	Loller St	<ul style="list-style-type: none"> <li>▪ Brick and timber Victorian dwellings set amongst Edwardian dwellings.</li> <li>▪ Front setbacks are smaller than surrounding Edwardians.</li> </ul>	Possible NCO. The building era is the only feature that makes it unique.
	Moffat St	<ul style="list-style-type: none"> <li>▪ Mix of architectural styles including Edwardians, recent reproduction, 30s-40s, 70s and Victorian.</li> <li>▪ Surrounding streets contain some Edwardians and Victorians, and many interwar styles.</li> <li>▪ Many high fences</li> <li>▪ Not sufficiently cohesive or consistent to warrant separation from precinct</li> </ul>	Would be absorbed into the surrounding precinct.
	St Kilda and Martin	<ul style="list-style-type: none"> <li>▪ At the junction of two main roads.</li> <li>▪ Mix of styles including bungalows, Edwardian, and reproduction.</li> <li>▪ Similar to the character in surrounding streets</li> </ul>	Would be absorbed into the surrounding precinct.
	Gordon St	<ul style="list-style-type: none"> <li>▪ 50s brick dwellings.</li> <li>▪ Distinct to immediate surrounds but not in the context of the broader area.</li> <li>▪ Highly intact, low fences, consistent brick styles</li> </ul>	Possible NCO



## Appendix 4 – Previous Panel Reports



## Stonnington C3 (February 2002)

Amendment C3 sought to introduce the Design and Development Overlay (DDO) and the Significant Landscape Overlay (SLO) to land adjacent to the Hedgeley Dene Gardens and the broader Hedgeley Dene Precinct. The amendment proposed planning controls for subdivision, buildings and works, and the removal of trees within the area. A distinction was identified between properties closest to the Gardens and those further removed.

The Panel recommended that the amendment be translated into a single Neighbourhood Character Overlay for the entire area. In order to provide control over front and some side fences, the Panel recommended also applying the Design and Development Overlay to the same area. A number of detailed recommendations were made in relation to the controls that should be contained within the Overlays. It also called for a review of the NCO by the Department in order to improve the workings of the Overlay.

The Department then commissioned Planisphere to review the recommendations of this Panel, and as a result the Minister approved the application of the Neighbourhood Character Overlay to a smaller area more closely associated with the Hedgeley Dene Gardens.

## Greater Geelong C40 and C41 (December 2002)

Two amendments were proposed for Greater Geelong. Amendments C40 sought to incorporate the Neighbourhood Character Precinct Brochures and the policy basis of the Neighbourhood Character Study into the Greater Geelong planning scheme. Amendment C41 sought to introduce a Neighbourhood Character Overlay to the foreshore area of Ocean Grove. The Panel recommended the adoption of the Amendment C40 with a number of small amendments to precinct brochures and a review of some boundaries and character statements to ensure accuracy.

For the Amendment C41, the Panel recommended the proposed NCO be abandoned. The Panel recommended that interim height controls be retained until a review of the precincts and detailed study of particular areas had been completed. The reasoning of the Panel was not entirely clear on some points.

It is understood that the Amendment C41 proceeded with the replacement of the NCO with a SLO for the same or similar area. The Department considered that the area over which the NCO was proposed was too large, and that a SLO over the same area, which enables the exemption of some buildings and works, to be more suitable.

## Glen Eira C25 (September 2002)

Amendment C25 sought to implement the outcomes of Glen Eira's Housing and Residential Development Strategy (prepared largely in-house) through:

- Amendments to the MSS,
- Introducing two new local planning policies, a Housing Diversity Policy and a Residential Character Policy, and
- Introducing a Schedule to the Residential 1 Zone including three changes to Cl. 54 and 55 standards (ResCode) for maximum site coverage, minimum rear setback, and minimum private open space requirements.

The amendment delineates 'housing diversity' and 'minimal change' areas, with the former designated as areas where change to the existing character will occur through

increased housing, and the remaining 80% of the City as residential areas accommodating only limited medium density development. The Housing Strategy demonstrated that the housing needs of the City could be accommodated through these designations. This provided a clear link between the housing and the neighbourhood components of the resulting two local policies proposed. The Policy exempted the 'housing diversity' areas from the altered ResCode standards in the schedule to the zone.

The Policies provided preferred neighbourhood character objectives for both minimal change and housing diversity areas for the following elements: site coverage, side and rear setbacks, private open space, two storey or multiple storey dwellings, building bulk and scale, street setbacks, landscaping, dual occupancy by stealth and preferred neighbourhood character. The objectives were tested with case studies to demonstrate to the Panel that the ResCode objectives were insufficient.

The Council proposed to change the exhibited amendment in response to submissions, which the Panel felt would undermine the effectiveness of the strategy by reducing the extent to which the housing diversity areas could accommodate change. The Panel did not agree with any of these changes proposed by the Council.

The Panel recommended the adoption of the amendment with a number of modifications relating mainly to the structure and drafting of the policies. However, the Panel was concerned that the implementation tools chosen, in particular the Schedule to the Residential zone that proposed changes to the ResCode standards, were not entirely appropriate, particularly in that they had to apply over the entire City, including the housing diversity areas. The Panel asked that the Department consider methods to allow for the schedule to be applied to specific geographic areas, rather than only to the whole municipality.

The Glen Eira Council has not as yet determined on the Amendment.

## **Greater Bendigo C29 (December 2002)**

The Greater Bendigo C29 Amendment proposed changes to the MSS, introduction of Neighbourhood Character Policies at Clause 22, introduction of two Neighbourhood Character Overlays to various parts of the City, and SLO provisions to two precincts. It also proposed to increase the minimum lot size provision in the Schedule to the residential zones from the default 300sq.m. to 500sq.m.

The Panel considered that the submissions and recommended that the amendment be approved as exhibited other than the change to the minimum lot size from 300 to 500sq.m. The Amendment has been approved by the Minister and is in operation.

## **Banyule C34 (February 2003)**

The City of Banyule already has a Residential Neighbourhood Character Policy within its planning scheme, and has operated effectively for several years using character brochures as reference documents. Through Amendment C34 the Council sought increase the content of the Policy and to introduce changes to the ResCode standards in the Residential 1 Zone in relation to maximum building height, maximum site coverage and minimum private open space.

The Panel found that the proposed changes to the Schedule were not sufficiently justified, particularly in relation to the potential impact upon housing strategy objectives. It also recommended that the Council carry out a comprehensive review of the effectiveness of neighbourhood character provisions within Clauses 54 and 55 (ResCode) combined with the Residential Neighbourhood Character policy and brochures. The Panel considered that the Council had not sufficiently demonstrated that the ResCode provisions, combined with the existing Policy, would not adequately

achieve the neighbourhood character objectives for the City. The Council has now commissioned this additional review.

On completion of the review, the Panel suggested the Council should consider incorporating the brochures within the planning scheme and amending the Residential Neighbourhood Character policy into a simple statement of neighbourhood character objectives.

## **Knox C5 (March 2003)**

The Amendment sought to introduce a Neighbourhood Character Policy into the Knox Planning Scheme. The Policy identified 26 separate precincts and its purpose was to achieve the desired future character defined for each of the 26 precincts. The Policy was based on the Knox Neighbourhood Character Study prepared by Mike Scott and Associates in 1999 and updated in 2000 and 2002. This Neighbourhood Character Study was included as a reference document in the MSS and the Policy. The Amendment was prepared and exhibited prior to the introduction of ResCode.

The Panel report recommended abandonment of the amendment. Reasons for this decision included:

- in the absence of a Housing Strategy there is no linkage between housing needs and the proposed policy;
- inconsistent with the provisions of the Metropolitan strategy;
- that the new implementation options available through the introduction of ResCode and the NCO should now be considered; and
- the lack of a complete package proposals to address neighbourhood character, including consideration of works in the public domain.

The Council is currently undertaking related work to address the concerns raised by the Panel for adoption of the Amendment.

## **Nilumbik C12 (May-June 2003)**

The Nilumbik neighbourhood character Amendment proposed minor changes to the MSS, the introduction of a Local Policy, changes to the Schedule to the Residential 1 and Township zones to increase the minimum lot size from 300sqm.m to 500sq.m., include a varied ResCode standard for site coverage of 40%, and the introduction of a number of SLO controls.

The Panel for this Amendment sat shortly after the Knox amendment panel and involved one common member. The recommendations of this Panel were similar to those of the Knox Panel in recommending abandonment primarily due to a lack of demonstrated nexus between the achievement of neighbourhood character and housing objectives for the municipality.

The Council pursued the amendment and consequently the Local Policy in an altered format, and SLO provisions have been approved by the Minister. The varied site coverage standard was not approved.

## **Whitehorse C46 Part 2 (March 2004)**

The Amendment sought to introduce the recommendations of the Blackburn Lake Surrounds Study, which was commissioned to review the areas surrounding the Significant Landscape Overlay areas of Blackburn. The amendment involved the introduction of extensions to the existing SLO2 and a small area of Neighbourhood Character Overlay. The amendment did not include a Local Policy as this is proposed

as a separate amendment with the completion of a broader Study covering the remainder of the City.

The Panel recommended that several other areas be considered for inclusion within the SLO, and that the proposed NCO be changed to the SLO2.

The Panel considered the issue of the appropriate planning tool for the area proposed for the NCO. It determined that the retention and enhancement of the tree cover in the area was of primary concern and that the SLO provisions better met this objective. The Panel recommended that the Council commission a heritage study of the area to determine the heritage significance of the area, and the possible application of the Heritage Overlay as the preferred mechanism by which to retain older buildings.

The Council has not yet resolved on the recommendations, but has noted that the area was previously the subject of a heritage review, and heritage significance was not established.

## Appendix 5 – Previous Council Studies



## **City of Brighton Urban Character and Conservation Study (1986), Andrew Ward**

This study identifies those aspects, historical, architectural and environmental that contribute to the character of the former City of Brighton. An extensive street by street survey was undertaken. A rating system was developed to enable the relative significance of contributing factors to be understood. Items were deemed to be positive and negative or good and bad, for their impact on character and amenity, and the system was used to try to determine the relative importance of factors contributing to character. Identifies a number of historic precincts focused in the western half of the municipality that are 'an area of cohesive historic character formed by buildings and other heritage items situated in close proximity to each other and capable of being perceived as a visual unit with its own characteristic identity'.

### **Relevance to NC Review**

Provides reference material (much of it mapped) on the built form of the former City of Brighton. Some of this information may now be out of date due to changes in the built form over the past 15 years, however the public realm information should be largely unchanged.

- Notion of the 'Brighton style' is explored (pg.87) and the importance of street tree planting to the character of the area.
- Discussion on the popularity of high fences and the impact this has on sense of spaciousness in the streets and viewing of historic buildings (p.88).

## **City of Sandringham Heritage and Conservation Study, Volume 1 Built Environment (1989), Andrew Ward**

The study identifies the historic, architectural and environmental elements that contribute to the character of the municipality. An overview of the development of the City is provided. A survey was undertaken and an inventory prepared. A number of areas of significance were identified and recommendations made for their statutory inclusion as urban conservation areas or the Register of the National Estate. A number of individual properties were also recommended for statutory protection.

### **Relevance to NC Review**

Provides reference material on the built form of the former City of Sandringham. Some of this information may now be out of date due to changes in the built form over the past 15 years, however the public realm information should be largely unchanged.

## **City of Bayside Heritage Review (1999), Allom Lovell**

The study examines heritage structures, precincts and landscapes within the City of Bayside. Reviews of the previous 2 studies were incorporated. Consists of five volumes that identify Thematic History, Building Citations, Heritage Overlay Precincts, Landscape Citations and Heritage Overlay Schedule. Identifies and grades buildings as A, B or C. A or B graded buildings are recommended for protection by the Heritage

Overlay. 508 structures outside heritage precincts and 27 precincts were recommended for Heritage Overlay protection.

### Relevance to NC Review

A number of precincts rejected in the study for heritage control are identified as possibly worthy of consideration as neighbourhood character areas.

## Bayside Street Tree Strategy (1998)

The Strategy was developed to assist Council in prioritising street tree planting programs, detail suitable species for various character areas in the municipality, establish a process for implementation of the program and identify significant streetscapes for use in Council's Vegetation Line Clearance Management Plan. The Character areas are derived from the Bayside Urban Character Study (UCG, 1996). The project method included a survey of all streets, the use of a rating system to analyse the data collected and allocate a priority to every street in the City. Outlines recommendations for street tree planting in each of the character areas including the most appropriate species, significant trees which may be appropriate for inclusion in the Significant Tree Register, significant streetscapes and streetscapes requiring attention.

### Relevance to NC Review

Recommendations require consideration for impacts on precinct delineation. Significant streetscapes could provide triggers for further investigation for additional controls.

## Bayside Height Control Study (2000), Hansen Partnership and Context CMI

The Study responded to proposed controls in the new format planning scheme which required Council to develop a strategic approach to height controls throughout the municipality. It is recommended that policies relating to height should respond to the existing urban form and character of the municipality. It recommends mandatory height controls over foreshore areas and discretionary control over inland areas. Builds on the suite of work including the Urban Character and Residential Strategies. Prepared in the context of the Good Design Guide.

### Relevance to NC Review

An understanding of the links between the proposed height controls and neighbourhood character was gained. Provides an input to the DDO controls in Amendment C2.

## Bayside Vegetation Character Assessment (2000), John Patrick

The Study provides an overview of the vegetation character of the City including an assessment of the distribution characteristics of vegetation, the type and condition, its significance value and comparative significance in both public and private land. Eight streets were determined as highly significant and 68 streets as significant based on six criteria.

## Relevance to NC Review

An understanding of the links between the vegetation character and neighbourhood character has been obtained. Report provides rationale for the VPO3 approved as part of Amendment C2. A number of findings in the Study provide useful background information. A number of the maps provide valuable input, such as Map 1 which provides an analysis of canopy coverage.

## Bayside Residential Strategy (1999), Ratio Consultants

The Study provides a framework for meeting the City's housing needs over the period 1999-2016, consistent with the established urban character of the City, community values and needs and the significant heritage and landscape values of the municipality. It draws on a number of other strategies including the Urban Character Report, Vegetation Study, and Heritage Review. Housing markets and needs and demographics also contribute to the Strategy. It provides a framework for all the information that has emerged from these studies. The resultant Residential and Environmental Management Plan provides a framework to accommodate this change through the identification of heritage overlay demolition controls, areas of minimal development change, areas of managed development change, environmental enhancement areas, activity centres and major public open spaces in the City.

## Relevance to NC Review

A thorough understanding of the recommendations made in this Report has informed this Review. Residential Strategy provides input to Amendment C2. Provides a framework for 'change' within the city. Figure A1 of the Strategy outlines the City's Residential and Environmental Management Strategy. Areas of minimal, managed and heritage areas etc are mapped.



## Appendix 6 – Draft Neighbourhood Character Overlay Schedule 1



## BAYSIDE PLANNING SCHEME

## SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO1**

## BAYSIDE NEIGHBOURHOOD CHARACTER

## 1.0 Statement of neighbourhood character

The character of the Bayside area affected by this Overlay schedule is based on the combination of the consistency of building form and siting, which reflect the patterns established by the earlier development of the area. The frequency of remaining pre-World War II era buildings is an important component that is considered to contribute to an understanding of the historical development of Bayside and surrounding areas.

The streetscape patterns and characteristics created by the common building forms and elements have a consistency and appearance that is valued by the local and wider community. The valued and preferred neighbourhood character consists of predominately single storey buildings with pitched roof building forms, within a garden setting achieved by substantial side, front and rear building setbacks. The setbacks from both side boundaries allow glimpses of rear garden planting to be gained from the streets. The streetscapes have an open, spacious feel due to the wide grassed verges in some streets and the low or open style fencing.

## 2.0 Neighbourhood character objectives

To ensure that new buildings and works reflect the preferred character of the surrounding area.

To encourage the retention of existing pre-World War II dwellings and large trees, and later buildings which reflect the dominant siting and building forms of the area.

To ensure that new buildings and works meet the objectives and the design guidelines contained within Part 4.0 of this schedule, and in the relevant Precinct Brochure of the *Bayside Neighbourhood Character Review 2004*.

## 3.0 Permit requirement

A permit is required to construct or extend a car port or garage.

A permit is required to demolish or remove a building.

BAYSIDE PLANNING SCHEME

4.0 Modification to Clause 54 and Clause 55 standards

STANDARD	MODIFIED REQUIREMENT								
<p><b>A9</b></p>	<p><b>PARKING – standard NCO1.A9</b></p> <p><i>Two car spaces should be provided per dwelling with:</i></p> <ul style="list-style-type: none"> <li>▪ One car space at least 6 metres long and 3.5 metres wide covered or capable of being covered.</li> <li>▪ The second space at least 4.9 metres long and 2.6 metres wide.</li> </ul> <p><i>If the car spaces are provided in a garage, car port or otherwise constrained by walls, a double space may be 5.5 metres wide if measured inside the garage or car port.</i></p> <p><i>A building may project into a car space if it is at least 2.1 metres above the space.</i></p> <p><i>Car spaces provided within a garage, car port or otherwise constrained by walls should not be located forward of a dwelling fronting a street.</i></p> <p><i>The requirements of this standard do not apply to extensions to existing dwellings.</i></p>								
<p><b>A11</b></p>	<p><b>WALLS ON BOUNDARIES – standard NCO.A11</b></p> <p><i>Buildings should not be built on boundaries.</i></p>								
<p><b>A19</b></p>	<p><b>DESIGN DETAIL - standard NCO.A19</b></p> <p><i>The design of buildings, including:</i></p> <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing,</li> <li>▪ Roof form</li> <li>▪ Building materials</li> </ul> <p><i>should respect the preferred neighbourhood character of the area.</i></p> <p><i>Garages and car port design, including basement garages, should be visually unobtrusive and compatible with the development and the preferred neighbourhood character.</i></p>								
<p><b>A20</b></p>	<p><b>FRONT FENCES – standard NCO1.A20</b></p> <p><i>The design of front fences should complement the era and design of the dwelling or residential building and any front fences on adjoining properties.</i></p> <p><i>A front fence within 3 metres of a street should not exceed the height specified in Table NCO1.A2.</i></p> <p><i>Table NCO1.A2 Maximum front fence height</i></p> <table border="1" data-bbox="624 1442 1353 1619"> <thead> <tr> <th data-bbox="624 1442 943 1482">STREET CONTEXT</th> <th data-bbox="943 1442 1353 1482">MAXIMUM FRONT FENCE HEIGHT</th> </tr> </thead> <tbody> <tr> <td data-bbox="624 1482 943 1520"></td> <td data-bbox="943 1482 1353 1520"></td> </tr> <tr> <td data-bbox="624 1520 943 1570"></td> <td data-bbox="943 1520 1353 1570"></td> </tr> <tr> <td data-bbox="624 1570 943 1619"><i>Meyer Crt, East Brighton</i></td> <td data-bbox="943 1570 1353 1619"><i>0.75 metres</i></td> </tr> </tbody> </table>	STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT					<i>Meyer Crt, East Brighton</i>	<i>0.75 metres</i>
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<i>Meyer Crt, East Brighton</i>	<i>0.75 metres</i>								

BAYSIDE PLANNING SCHEME

STANDARD	MODIFIED REQUIREMENT								
<p><b>B15</b></p>	<p><b>PARKING LOCATION – standard NCO1– B15</b></p> <p><i>Car parking facilities should:</i></p> <ul style="list-style-type: none"> <li>▪ Be reasonably close and convenient to dwellings and residential buildings.</li> <li>▪ Be secure.</li> <li>▪ Be designed to allow safe and efficient movements within the development.</li> <li>▪ Be well ventilated if enclosed.</li> <li>▪ Be used primarily for the storage of vehicles.</li> <li>▪ Be located to the side or rear of dwellings fronting the street, behind the line of the front wall of the dwelling.</li> </ul> <p><i>Large parking areas should be broken up with trees, buildings or different surface treatments.</i></p> <p><i>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</i></p> <p><i>Car spaces provided within a garage, car port or otherwise constrained by walls should not be located forward of a dwelling fronting a street.</i></p>								
<p><b>B18</b></p>	<p><b>WALLS ON BOUNDARIES – standard NCO.B18</b></p> <p><i>Buildings should not be constructed on a boundary.</i></p>								
<p><b>B31</b></p>	<p><b>DESIGN DETAIL - standard NCO.B31</b></p> <p><i>The design of buildings, including:</i></p> <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing,</li> <li>▪ Roof form</li> <li>▪ Building materials,</li> </ul> <p><i>should respect the preferred neighbourhood character of the area.</i></p> <p><i>Garages and car port design, including basement garages, should be visually unobtrusive and compatible with the development and the preferred neighbourhood character.</i></p>								
<p><b>B32</b></p>	<p><b>FRONT FENCES – standard NCO1.B32</b></p> <p><i>The design of front fences should complement the era and design of the dwelling or residential building and any front fences on adjoining properties.</i></p> <p><i>A front fence within 3 metres of a street should not exceed the height specified in Table NCO1.B3.</i></p> <p><b>Table NCO1.B3 Maximum front fence height</b></p> <table border="1" data-bbox="625 1469 1359 1612"> <thead> <tr> <th data-bbox="625 1469 944 1512">STREET CONTEXT</th> <th data-bbox="944 1469 1359 1512">MAXIMUM FRONT FENCE HEIGHT</th> </tr> </thead> <tbody> <tr> <td data-bbox="625 1512 944 1554"></td> <td data-bbox="944 1512 1359 1554"></td> </tr> <tr> <td data-bbox="625 1554 944 1597"></td> <td data-bbox="944 1554 1359 1597"></td> </tr> <tr> <td data-bbox="625 1597 944 1612"><i>Meyer Crt, East Brighton</i></td> <td data-bbox="944 1597 1359 1612"><i>0.75 metres</i></td> </tr> </tbody> </table>	STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT					<i>Meyer Crt, East Brighton</i>	<i>0.75 metres</i>
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<i>Meyer Crt, East Brighton</i>	<i>0.75 metres</i>								

5.0 Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 43.05 and Clause 65, the responsible authority must consider, as appropriate:

- The extent to which any building to be demolished, extended or otherwise modified, contributes to the preferred character of the area, in terms of building form and siting on the lot.
- The condition of the building to be demolished.
- The extent to which the proposed buildings or works assists in achieving the Preferred Character Statement and Guidelines contained in the *Bayside*

**BAYSIDE PLANNING SCHEME**

*Neighbourhood Character Review 2004* and the relevant Neighbourhood Character Precinct Brochure.

- Whether the building is located to ensure adequate setbacks from the front, side and rear boundaries.
- Whether the new buildings respect the predominant building forms in the area.

**Reference**

Bayside Neighbourhood Character Review 2004, (Planisphere) including the relevant Precinct Brochures.

## Appendix 7 – Suggested Neighbourhood Character Policy Format



## BAYSIDE PLANNING SCHEME

**22.06 NEIGHBOURHOOD CHARACTER POLICY**

This policy applies to development and works in the Residential 1 zone shown on Map 1 forming part of this Clause.

**22.06-1 Policy basis**

This policy:

- assists in achieving the objectives of Clause 16.01 (Residential development for single dwellings) and Clause 16.02 (Medium-density housing) of the State Planning Policy Framework;
- applies the objectives of Clause 19.03 (Design and built form) of the State Planning Policy Framework, to local circumstances;
- builds on the objective of Clause 21.05-3 of the Bayside MSS by ensuring that development complements and respects the existing and desired future character of residential areas;
- implements the findings of the Bayside Neighbourhood Character Review 2004, that identifies the key existing characteristics and preferred future character of the City's residential areas;
- provides design guidance to ensure that development and, where relevant, works, respond to the preferred future character of residential areas.

Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Bayside. These elements include topography, vegetation, building form, scale, siting, materials and front fencing. The *City of Bayside Neighbourhood Character Review* defines residential precincts based on the delineation of areas of similar character elements (as shown on Map 1 forming part of this Clause).

This policy includes Objectives and Design Responses for ensuring that development is responsive to the key characteristics that make up the preferred future character of each precinct. Proposals that meet the Design Responses are also considered to meet the related Design Objectives.

**22.06-2 Objectives**

- To ensure that development is responsive to the preferred future character of the area.
- To retain and enhance the identified elements that contribute to the character of the area.
- To implement the recommendations of the Bayside Urban Character Report 1999 and the Bayside Neighbourhood Character Review 2004.
- To recognise the need for change around activity centres while respecting the desired future character of the area.

**22.06-3 Policy****Exercising Discretion**

Where a permit is required to develop or subdivide land in residential areas it is policy to take into account:

- The preferred future character and the precinct guidelines including objectives, design responses and avoid statements for each precinct as described in this policy.
- The extent to which the characteristics of the built and natural environment in the immediate vicinity of the site may determine a preferred future character that is

BAYSIDE PLANNING SCHEME

different from that applying to the remainder of the precinct in which the site is located.

- Whether the site is located within a residential opportunity area as shown on the Strategic Framework Plan of the Municipal Strategic Statement and the extent to which this may alter the relevance of the design responses to consideration of the proposal.

22.06-4 Character Area Statements

Precinct A1

Preferred Future Character

The dwellings sit within established largely exotic gardens. The streetscapes contain a dominance of Inter-war era dwellings, with new dwellings that respect the older dwellings while not replicating these styles. The new dwellings are well-articulated and use simple detailing and a combination of materials. Generous front and side setbacks provide space for the planting of vegetation including large specimen trees. Car ports and garages are located behind the line of the dwelling ensuring they do not dominate the streetscape or building façade. Front fences are open in style, in order to maintain an openness to the streetscape, and appropriate to the era of the dwelling.

Precinct Guidelines

Objectives	Design Responses	Avoid
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>▪ Retain intact and good condition Inter-war era dwellings wherever possible.</li> <li>▪ Alterations and extensions to these buildings should be appropriate to the building era.</li> </ul>	<i>Demolition of intact and visible parts of Inter-war dwellings.</i>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>▪ Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i>
To maintain the consistency of front boundary setbacks and provide space for front gardens.	<ul style="list-style-type: none"> <li>▪ Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Loss of front garden space.</i></p>
To reflect the rhythm of existing dwelling spacing.	<ul style="list-style-type: none"> <li>▪ Buildings should be setback from both side boundaries.</li> </ul>	<i>Boundary to boundary development.</i>
To minimise the dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> <li>▪ Locate garages and car ports at or behind the line of the dwelling.</li> <li>▪ Minimise hard paving in front yards.</li> <li>▪ Provide only one vehicular crossover per typical site frontage.</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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<i>Car parking facilities that dominate the facade or view of the dwelling.</i>
To ensure new development respects the dominant building forms and scale, through the use of innovative architectural responses.	<ul style="list-style-type: none"> <li>▪ Articulate the form of buildings and elevations, particularly front facades.</li> <li>▪ Respect the predominant building height in the street and nearby properties.</li> <li>▪ Recess upper storey elements from the front façade.</li> <li>▪ Use low pitched roof forms, with eaves.</li> </ul>	<p><i>Buildings that appear as three storeys or more.</i></p> <p><i>Large buildings with poorly articulated facades.</i></p>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>▪ Where adjoining an identified heritage building, respect the height, building forms, siting and materials, of the heritage building/s in the new building design.</li> </ul>	<i>Buildings that dominate heritage buildings by height,</i>

BAYSIDE PLANNING SCHEME

To reflect the building materials in locations where there is particular consistency.	<ul style="list-style-type: none"> <li>Where consistent materials are used in the streetscape, use similar tonings in the colours of new buildings.</li> <li>Use a variety of building materials.</li> </ul>	<i>siting or massing.</i>  <i>Brightly coloured building materials and excessive use of render in areas of consistent brick materials.</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low to medium height front fences (up to 1.2m) other than in exceptional circumstances.</li> <li>Front fence style should be open and appropriate to the building era.</li> <li>Where high front fences are allowed due to exceptional circumstances, the fence should be setback to allow for buffer planting in front, or incorporate recesses for planting.</li> </ul>	<i>High, solid front fencing.</i>

**Precinct A2**

**Preferred Future Character**

The compact streetscapes continue to be dominated by pre World War 2 dwellings, and new dwellings that respect the forms, siting and materials of the older dwellings. The consistently pitched roof forms and highly articulated front wall facades form a unified, fine grain subdivision pattern. The character of the area is enhanced by the use of light materials in building facades, and open style front fences that allow views to the buildings and gardens.

**Precinct Guidelines**

Objective	Design Response	Avoid
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the pre WW2 eras wherever possible.</li> <li>Alterations and extensions to these buildings should be appropriate to the building era.</li> </ul>	<i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i>
To maintain and strengthen the small garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Retain existing vegetation and provide for the planting of new trees and shrubs wherever possible.</li> </ul>	<i>Lack of vegetation in garden spaces.</i>
To maintain the consistency of front and side setbacks and provide space for front gardens.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be setback from at least one side boundary where there is a general pattern of spaces between buildings.</li> </ul>	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>  <i>Loss of front garden space.</i>
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	<ul style="list-style-type: none"> <li>Locate garages and car ports at or behind the line of the dwelling.</li> <li>Provide for vehicular access from a rear laneway where possible.</li> <li>Where required, and where the pattern is established in the street, a single width crossover may be provided.</li> </ul>	<i>Dominance of crossovers and driveways.</i>  <i>Car ports or garages in the front setback area.</i>
To ensure new dwellings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street.</li> <li>Recess upper level elements from the front façade.</li> </ul>	<i>Buildings that exceed by more than one storey the predominant building height in the street.</i>  <i>Large, bulky buildings with flat, poorly articulated front wall surfaces.</i>
To encourage contemporary	<ul style="list-style-type: none"> <li>Adopt, adapt or re-interpret existing building forms (eg. Façade proportions and</li> </ul>	<i>Imitation or</i>

BAYSIDE PLANNING SCHEME

architectural responses that respect surrounding dominant building styles and fine grain subdivision pattern.	articulation, roof forms, plan forms) without copying period design details.	<i>reproduction of historic building styles.</i> <i>Buildings lacking in façade articulation.</i>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, new buildings should respect the height, building forms, siting and materials of the heritage building.</li> </ul>	<i>Buildings that dominate heritage buildings by height, siting or massing.</i>
To use building materials and finishes that complement the dominant pattern within the streetscape.	<ul style="list-style-type: none"> <li>Incorporate timber or a combination of masonry and non-masonry materials where possible, and render, bag or paint large brick surfaces.</li> </ul>	<i>Heavy design detailing (eg. masonry columns and piers) and excessive use of a single masonry material or render.</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide open style front fences appropriate to the era of the dwelling.</li> </ul>	<i>High, solid front fencing.</i>

**Precinct B1**

**Preferred Future Character**

The diverse dwelling styles, with a continued presence of pre WW2 era dwellings, and new buildings that respect, without replicating, these styles, sit within established gardens with large trees. Garages and car ports are set behind the dwelling façade so as not to dominate the streetscape. Generous side setbacks on at least one side allow vegetation to flow around the dwellings and this, along with avenue street trees and open style front fences, contributes to the green, leafy streetscapes within the area.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the pre WW2 eras, wherever possible.</li> </ul>	<i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Retain large trees wherever possible.</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i> <i>Removal of large canopy trees.</i>
To maintain a spacious visual separation between buildings and provide space for front gardens.	<ul style="list-style-type: none"> <li>Buildings should be set back a generous distance from at least one side boundary.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Ensure buildings are sited to allow space for the planting of substantial vegetation.</li> </ul>	<i>Boundary to boundary development.</i> <i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
To minimise the dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> <li>Locate garages and car ports behind the line of the dwelling.</li> <li>Provide vehicular access from a rear laneway where possible, while maintaining pedestrian access from the street frontage</li> <li>Provide a maximum of one single-width crossover per typical property frontage, where no alternative is available.</li> </ul>	<i>Car parking facilities that dominate the facade or view of the dwelling.</i> <i>Dominance of crossovers and driveways.</i>
To ensure new development respects the dominant buildings forms and scale, through the use of innovative architectural responses.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess upper storey elements from the front façade.</li> <li>Articulate the form of buildings and elevations, particularly front facades.</li> </ul>	<i>Buildings that appear to exceed two storeys.</i> <i>Large bulky buildings with flat, poorly articulated wall surfaces.</i>
To respect the identified heritage	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, reflect the dominant building form,</li> </ul>	<i>Imitation or reproduction of historic</i>

**BAYSIDE PLANNING SCHEME**

qualities of adjoining buildings.	height, materials and massing of the heritage building/s, of the heritage building/s in the new building design.	<i>building styles and detailing.</i>
To reflect the building materials in locations where there is particular consistency.	<ul style="list-style-type: none"> <li>Where consistent materials are used in the streetscape, use similar tonings in the colours of new buildings.</li> </ul>	<i>Excessive use of render.</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide open style front fences appropriate to the building era.</li> </ul>	<i>High, solid front fencing.</i>

**Precinct B2**

**Preferred Future Character**

The diverse dwelling styles, with a continued presence of pre WW2 dwellings, sit within established gardens with occasional tall canopy trees. Side setbacks on both sides, and the setting back of car ports/garages from the dwelling, allows for vegetation to flow around the dwellings. New buildings blend with the existing, through using a variety of materials or colours within front façades, and by respecting the older building styles and scales without replicating. Open style front fencing improves the visual connection between the dwelling and the street. Street tree planting consistency is improved to provide a unifying element to the area.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the Victorian, Edwardian and Inter-war eras wherever possible.</li> </ul>	<i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i>
To maintain a spacious visual separation between buildings and provide space for front gardens.	<ul style="list-style-type: none"> <li>The front setback should be sufficient to accommodate large trees.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be set back a substantial distance from one side boundary.</li> </ul>	<p><i>Boundary to boundary development.</i></p> <p><i>Loss of front garden space.</i></p>
To minimise the loss of front garden space and the dominance of car parking facilities.	<ul style="list-style-type: none"> <li>Locate garages and carports behind the line of the dwelling.</li> <li>Provide only one vehicular crossover per typical site frontage.</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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<i>Car parking facilities that dominate the façade or view of the dwelling.</i>
To ensure new development respects the dominant buildings forms and scale, through the use of innovative architectural responses.	<ul style="list-style-type: none"> <li>Articulate the form of buildings and elevations, particularly front facades.</li> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess upper storey elements from the front façade.</li> </ul>	<p><i>Buildings that exceed, by more than one storey, the predominant height in the street.</i></p> <p><i>Large buildings with poorly articulated facades.</i></p>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials of the heritage building/s, in the new building design.</li> </ul>	<p><i>Buildings that dominate heritage buildings by height, siting or massing.</i></p> <p><i>Imitation or reproduction of historic building</i></p>

BAYSIDE PLANNING SCHEME

		<i>styles and detailing.</i>
To use a variety of building materials and finishes that provide visual interest in the streetscape.	<ul style="list-style-type: none"> <li>Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design.</li> <li>Use simple building details.</li> </ul>	<i>Exclusive use of one material in facades.</i>
To improve the visual connection between the dwellings and the streetscape and encourage views to front gardens.	<ul style="list-style-type: none"> <li>Provide open style front fences, other than in exceptional circumstances.</li> <li>Front fence style should be appropriate to the building era.</li> </ul>	<i>High, solid fences.</i>

**Precinct B3**

**Preferred Future Character**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> <li>Retain large trees,.</li> </ul>	<p><i>Removal of large trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
To maintain the consistency of front boundary setbacks and provide space for front gardens.	<ul style="list-style-type: none"> <li>The front setback should be sufficient to accommodate large trees.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Loss of front garden space.</i></p>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back from both side boundaries.</li> </ul>	<i>Boundary to boundary development.</i>
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 car ports behind the line of the dwelling.</li> <li>Provide only one vehicular crossover per typical site frontage.</li> <li>Minimise paving in front garden areas including driveways and crossovers.</li> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
To ensure that buildings and extensions do not visually dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess upper storey elements from the front façade.</li> <li>Articulate the form of buildings and elevations, particularly front facades and roofs.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street</i></p> <p><i>Poorly articulated building facades.</i></p>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials of the heritage building/s in the new building design.</li> </ul>	<p><i>Buildings that dominate heritage buildings by height, siting or massing.</i></p> <p><i>Imitation or reproduction of historic building styles and detailing.</i></p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide open style front fences, other than in exceptional circumstances.</li> <li>Consider the use of vegetation as an alternative to high fences where privacy is required.</li> </ul>	<i>High, solid front fencing</i>

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**Precinct B4**

**Preferred Future Character**

The double storey contemporary dwellings sit within landscaped gardens. Buildings have small setbacks from the front and side boundaries and use techniques such as articulation and a variety of materials, to provide visual interest to the streetscape. Open style front fences allow views to the buildings and gardens.

**Precinct Guidelines**

Objective	Design Response	Avoid
To strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes trees and shrubs.</li> </ul>	<i>Lack of landscaping.</i>
To encourage contemporary architectural responses to surrounding dominant building styles.	<ul style="list-style-type: none"> <li>Use techniques such as articulated roof forms visible from the street and extending beyond the walls, and horizontal and vertical articulation to wall surfaces in building design.</li> </ul>	<i>A predominance of period reproduction styles and detailing.</i>
To use a variety of building materials and finishes that provide visual interest in the streetscape.	<ul style="list-style-type: none"> <li>Incorporate a variety of building materials such as brick, render, timber and non masonry into the building design.</li> </ul>	<i>Exclusive use of one material.</i>
To maintain the openness of the streetscape and views to front gardens.	<ul style="list-style-type: none"> <li>Provide open style front fences, other than in exceptional circumstances.</li> </ul>	<i>High, solid fences.</i>

**Precinct B5**

**Preferred Future Character**

The area retains a predominance of pre WW2 dwellings, and in Meyer Crt, 1950s brick dwellings. The new pitched roof dwellings sit within established, largely exotic gardens and respect the older dwellings while not replicating these styles. Dwellings are well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They are also low in scale and do not dominate the streetscape. Space for the planting of vegetation is provided in front yards by the provision of generous front and side setbacks and locating car ports and garages behind the line of the dwelling. Fences are open in style and appropriate to the era of the dwelling. In Meyer Crt front fences are not provided.

**Precinct Guidelines**

Objective	Design Response	Avoid
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition pre WW2 era dwellings, and in Meyer Crt 1950/60s dwellings.</li> <li>Alterations and extensions to these buildings should be appropriate to the building era.</li> </ul>	<i>Demolition of intact parts of pre WW2 (and in Meyer Crt post war) dwellings.</i>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i>
To maintain the consistency of front boundary setbacks and provide adequate space for front gardens.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i> <i>Loss of front garden space.</i>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back from both side boundaries.</li> </ul>	<i>Boundary to boundary</i>

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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>Provide only one single width driveway crossover per typical site frontage.</li> <li>Minimise paving in front garden areas including driveways.</li> </ul>	<p><i>development.</i></p> <p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure that buildings and extensions do not visually dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess upper level elements from the front façade.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street.</i></p>
To encourage modern and contemporary architectural responses to surrounding dominant building forms.	<ul style="list-style-type: none"> <li>Adopt, adapt or re-interpret existing building forms (eg. Façade proportions and articulation, roof forms and plan forms) without copying period design details.</li> </ul>	<p><i>Reproduction of historic building styles.</i></p>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials of the heritage building/s in the new building design.</li> </ul>	<p><i>Buildings that dominate heritage buildings by height, siting or building massing.</i></p>
To use a variety of building materials and finishes that reflect those in the streetscape.	<ul style="list-style-type: none"> <li>Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design.</li> <li>Roof materials should generally be terracotta, red black or subdued coloured tiles or similar.</li> <li>Use simple building details.</li> </ul>	<p><i>Exclusive use of one material.</i></p> <p><i>Period reproduction detailing.</i></p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide open style front fences, other than in exceptional circumstances, and in Meyer Crt no front fences or low brick fences (up to 750mm) should be provided.</li> <li>Front fence style should be appropriate to the building era.</li> </ul>	<p><i>High, solid front fencing.</i></p>

**Precinct C1**

**Preferred Future Character**

The mix of dwelling styles, including a substantial presence of pre WW2 dwellings, sit within spacious gardens and do not dominate or overwhelm the streetscape. Garden plantings, and well-articulated façades and roof forms, assist in minimising the dominance of buildings from within the street space, as well as providing visual interest. Front setbacks allow planting of substantial trees and shrubs and side setbacks on both sides maintain a sense of spaciousness in the area. Trees are a mixture of exotic and natives, with an increasing frequency of traditional coastal and indigenous species, strengthening the visual connection of the area with the coast. Open style front fences retain an ability to view buildings from the street. Buildings fronting the foreshore reflect their setting and provide a visually attractive built form interface with the reserve.

**Precinct Guidelines**

Objective	Design Response	Avoid
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the Victorian, Federation and Inter War eras, wherever possible.</li> </ul>	<p><i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i></p>
To maintain the spacious garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p>
To strengthen the bayside vegetation character of the area.	<ul style="list-style-type: none"> <li>Retain large trees and established native and traditional coastal vegetation and provide for the planting of new indigenous</li> </ul>	<p><i>Removal of large native and coastal trees.</i></p>

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<p>To retain the sense of spaciousness in the area and provide adequate space for front gardens.</p>	<p>coastal trees where possible.</p> <ul style="list-style-type: none"> <li>▪ Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>▪ Buildings should be setback, or appear to be setback from both side boundaries.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Boundary to boundary development.</i></p>
<p>To minimise the dominance of car parking facilities, driveways and crossovers.</p>	<ul style="list-style-type: none"> <li>▪ Locate garages and car ports at or behind the line of the dwelling.</li> <li>▪ Minimise hard paving in front yards.</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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<p><i>Car parking facilities that dominate the facade or view of the dwelling.</i></p> <p><i>Loss of front garden space.</i></p>
<p>To ensure that new buildings and extensions do not dominate the streetscape.</p>	<ul style="list-style-type: none"> <li>▪ Respect the predominant building height in the street and nearby properties.</li> <li>▪ Recess upper level elements from the front façade.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i></p> <p><i>High pitched roof forms with dormer windows.</i></p>
<p>To respect the identified heritage qualities of adjoining buildings.</p>	<ul style="list-style-type: none"> <li>▪ Where adjoining an identified heritage building, respect the height, building forms, siting and materials, of the heritage building/s in the new building design.</li> </ul>	<p><i>Buildings that dominate heritage buildings by height, siting or massing.</i></p>
<p>To encourage the use of a variety of building materials, finishes and design detail that complement the coastal setting.</p>	<ul style="list-style-type: none"> <li>▪ Use a mix of materials including timber or other non-masonry wall materials in building design.</li> <li>▪ Use simple building details and articulate roof forms.</li> </ul>	<p><i>Large, poorly articulated wall surfaces of one material only.</i></p> <p><i>Heavy materials and design detailing (eg. large masonry columns and piers).</i></p>
<p>To encourage the openness of the streetscape.</p>	<ul style="list-style-type: none"> <li>▪ Provide open style fencing, other than in exceptional circumstances.</li> </ul>	<p><i>High, solid front fencing.</i></p>
<p>To create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve and visible from the reserve.</p>	<ul style="list-style-type: none"> <li>▪ Articulate the form of buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent ballustrading..</li> <li>▪ Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick.</li> <li>▪ Provide a fence or landscaping treatment to delineate the property boundary fronting the foreshore reserve.</li> <li>▪ Provide articulated roof forms to create an interesting skyline when viewed from the beach.</li> </ul>	<p><i>Buildings that have no relationship to the foreshore setting.</i></p> <p><i>Poorly articulated roof and building forms.</i></p> <p><i>Highly reflective materials or glazing.</i></p> <p><i>Blank walls facing the foreshore.</i></p> <p><i>Lack of distinction between public and private spaces along the foreshore.</i></p>

**Precinct C2**

**Preferred Future Character**

The dwellings provide a visually interesting and attractive built form interface with the foreshore reserve. There is a clear distinction between the public and private domain and dwellings may overlook the foreshore, but do not dominate the pedestrian or cyclist space. The dwelling styles reflect the coastal setting through their design, details and finishes. The planting of indigenous and other typical coastal vegetation around the dwellings creates a linkage between the private space and the foreshore reserve.

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**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To strengthen the coastal character of the area through the appropriate planting of coastal species	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate indigenous and other coastal species.</li> <li>Use landscaping materials and plants within the beachside setback that contribute to the coastal character and amenity of the foreshore reserve.</li> </ul>	<i>Lack of landscaping and landscaping inappropriate to the coastal setting.</i>
To encourage the spacing of buildings to allow for visual permeability of the built form.	<ul style="list-style-type: none"> <li>Set dwellings back from front and side boundaries.</li> <li>Set buildings back from the foreshore.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Boundary to boundary development.</i></p> <p><i>Dwellings that overwhelm the foreshore reserve.</i></p>
To minimise the dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> <li>Locate garages and car ports at or behind the line of the dwelling.</li> <li>Minimise hard paving in front yards.</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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<i>Car parking facilities that dominate the facade or view of the dwelling.</i>
To encourage contemporary architectural responses to the coastal location.	<ul style="list-style-type: none"> <li>New buildings should be individually designed to respond to the characteristics of the coastal location and the site.</li> <li>Incorporate building elements and details that contribute to a lightness of structure such as balconies, verandahs, non-reflective glazing and light-transparent ballustrading.</li> </ul>	<p><i>Large buildings with poorly articulated wall surfaces.</i></p> <p><i>Highly reflective materials or glazing.</i></p> <p><i>Blank walls facing the foreshore.</i></p>
To use lighter looking building materials and finishes that complement the coastal setting.	<ul style="list-style-type: none"> <li>Use a mix of materials, including timber, other non-masonry wall materials, or render, in building design.</li> </ul>	<p><i>Large areas of masonry materials or render.</i></p> <p><i>Heavy design detailing (eg. Large masonry columns and piers, solid ballustrading)</i></p>
To ensure that the tops of buildings provide an interesting skyline.	<ul style="list-style-type: none"> <li>Articulate the massing of roof forms.</li> </ul>	<p><i>Large, unbroken rooflines.</i></p> <p><i>High pitched or mansard roofs with dormer windows.</i></p>
To maintain a clear distinction between the public and private domain.	<ul style="list-style-type: none"> <li>Provide a fence or landscaping treatment to delineate the property boundary fronting the foreshore reserve.</li> </ul>	<i>Lack of distinction between public and private spaces along the foreshore.</i>

**Precinct D1**

**Preferred Future Character**

The dwellings sit within established gardens that contain substantial vegetation including trees. The area retains some dwellings from the Inter war era, along with new complementary development. The spaciousness of the area is maintained by setting buildings back from both side boundaries and keeping front fences low and appropriate to the era of the dwelling. The strong horizontality of the existing dwellings is respected by recessing upper levels of new dwellings, incorporating low pitched roof forms and articulating the front facades.

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**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial shrubs and trees.</li> <li>Retain existing large trees wherever possible.</li> </ul>	<i>Lack of landscaping and substantial vegetation</i>
To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Loss of front garden space.</i></p>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back, or appear to be set back, from both side boundaries.</li> </ul>	<i>Boundary to boundary development.</i>
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>Minimise paving in front garden areas including driveways and crossovers.</li> </ul>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure that buildings respect the low scale, horizontal forms of the area.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the streets and nearby properties.</li> <li>Recess two storey elements from the front façade.</li> <li>Incorporate low pitched roof forms with eaves.</li> </ul>	<i>Buildings that exceed the predominant height in the street by more than one storey.</i>
To ensure that new dwellings present an interesting façade to the streetscape.	<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> </ul>	<i>Large, bulky buildings with poorly articulated front and side wall surfaces.</i>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials, in the new building design.</li> </ul>	<p><i>Buildings that dominate heritage buildings by height, siting or building massing.</i></p> <p><i>Period reproduction detailing.</i></p>
To reflect the building materials in locations where there is particular consistency.	<ul style="list-style-type: none"> <li>Where consistent brick colours are used in the streetscape, use similar toning in the colours of new buildings.</li> <li>Use simple building details.</li> </ul>	<i>Brightly coloured building materials in areas of consistent brick materials</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low front fences (up to 1m), other than in exceptional circumstances.</li> <li>Front fence style should be appropriate to the building era.</li> </ul>	<i>High front fencing.</i>

**Precinct D2**

**Preferred Future Character**

The simple, articulated dwellings sit within landscaped gardens. Buildings are occasionally built to the side boundary, however the overall impression of the streetscape is of buildings within a garden setting due to the regular front setbacks and additional tree planting within the area. New buildings blend with the existing, by following these patterns and using materials that harmonise, where brick colours are consistent in a street. Front fences are low or open retaining the openness of the streetscape and view of the front gardens. On properties that adjoin the golf course, buildings are sited and

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designed so as not to overwhelm the open space. Consistent street tree planting has assisted in unifying the appearance of the area.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and vegetation.</li> <li>Retain existing large trees, wherever possible.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large trees.</i></p>
To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p>
To maintain a visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back, or appear to be set back, from at least one side boundary.</li> </ul>	<p><i>Boundary to boundary development.</i></p>
To ensure that buildings do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the dominant building forms and heights in the street.</li> <li>Incorporate articulated roof forms, plan form and wall surfaces in new buildings visible from the street.</li> <li>Recess second storey elements from the front façade.</li> </ul>	<p><i>Large bulky buildings with poorly articulated front or side wall surfaces.</i></p> <p><i>Buildings that appear to be more than two storeys in height.</i></p>
To reflect the building materials in locations where there is a particular consistency.	<ul style="list-style-type: none"> <li>Where consistent brick colours are present in the streetscape, use similar tonings in the colours of new buildings.</li> </ul>	<p><i>Brightly coloured building materials in areas of consistent brick materials.</i></p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low or open style front fencing, other than in exceptional circumstances. Where no front fencing predominates, use vegetation as an alternative.</li> </ul>	<p><i>High, solid fencing.</i></p>
To encourage development that responds to its location adjacent to the golf course.	<ul style="list-style-type: none"> <li>Where development directly borders the golf course, recess upper levels from the boundary nearest the open space.</li> </ul>	<p><i>Poorly articulated or dominating development fronting the golf course.</i></p>

**Precinct D3**

**Preferred Future Character**

The dwellings sit within established gardens with occasional canopy trees. The area retains a proportion of pre WW2 dwellings, along with new complementary development. Buildings do not dominate the streetscape, with second storeys recessed from the front, simple detailing and articulated front wall facades. The frequent use of weatherboard creates a sense of lightness in the streetscapes and this is strengthened by the use of low to medium front fences of open styles.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the pre WW2 eras wherever possible.</li> </ul>	<p><i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i></p>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany applications for new dwellings that includes</li> </ul>	<p><i>Lack of landscaping and substantial</i></p>

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	substantial trees and shrubs.	<i>vegetation.</i>
To maintain a visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back or appear to be set back from at least one side boundary.</li> </ul>	<i>Boundary to boundary development.</i>
To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Locate garages and carports behind the line of the dwelling.</li> <li>Minimise paving in front garden areas including driveways and crossovers.</li> </ul>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Recess second storey elements from front façade.</li> <li>Respect the predominant building height in the street and nearby properties.</li> <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> </ul>	<p><i>Buildings that appear to exceed two storeys in height.</i></p> <p><i>Large bulky buildings with poorly articulated front wall facades.</i></p> <p><i>Period reproduction detailing.</i></p>
To reflect the lightness of the streetscape through the use of appropriate building materials and finishes.	<ul style="list-style-type: none"> <li>Incorporate weatherboard or a combination of masonry and non-masonry wall materials where possible, or render or paint large brick surfaces.</li> </ul>	<p><i>Heavy design detailing. (eg. Large brick piers or columns)</i></p> <p><i>Excessive use of render.</i></p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Front fences should be low to medium height (up to 1.2m) and open style, other than in exceptional circumstances.</li> </ul>	<i>High and solid front fences.</i>

**Precinct D4**

**Preferred Future Character**

The wide variety of dwelling styles sit within established gardens, with occasional canopy trees, and do not dominate the streetscape. The buildings are consistently setback from the front and at least one side boundary, which, combined with the open style front fencing, creates a sense of spaciousness in the streetscape. Avenues of street trees assist in unifying streetscapes.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> <li>Retain large trees wherever possible.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large trees.</i></p>
To maintain the consistency of front boundary setbacks	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>
To maintain a visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back from at least one side boundary.</li> </ul>	<i>Boundary to boundary development.</i>
To minimise the dominance of car parking structures in the	<ul style="list-style-type: none"> <li>Locate garages and carports behind the line of the dwelling.</li> </ul>	<i>Car parking structures that</i>

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streetscape		<i>dominate the façade or view of the dwelling.</i>
To ensure that buildings and extensions do not dominate the streetscape	<ul style="list-style-type: none"> <li>• Respect the predominant building height in the street and nearby properties.</li> <li>• Recess second storey elements from the front façade.</li> <li>• Use simple building details.</li> </ul>	<i>Buildings that exceed by more than one storey the predominant building height in the street</i>
To maintain the openness of the streetscape and the views into front gardens	<ul style="list-style-type: none"> <li>• Front fences should be open style, other than in exceptional circumstances.</li> </ul>	<i>High, solid front fences.</i>

**Precinct E1**

**Preferred Future Character**

The well articulated dwellings with roof eaves are set within spacious landscaped grounds. In some streetscapes, there is a continued presence of pre WW2 era dwellings, with complementary new development. Dwellings do not dominate the streetscape and vegetation appears to wrap around the buildings. The sense of spaciousness is retained by the dwellings being setback from front and side boundaries, which also provides space for garden planting. Buildings incorporate a variety of materials or design details providing visual interest within the streetscape.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>▪ Retain intact and good condition dwellings from the pre WW2 eras wherever possible.</li> </ul>	<i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>▪ Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> <li>▪ Retain large trees and provide for additional trees wherever possible.</li> </ul>	<i>Lack of landscaping and substantial vegetation. Removal of large trees.</i>
To maintain the consistency of front boundary setbacks and provide space for front gardens.	<ul style="list-style-type: none"> <li>▪ Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties. Loss of front garden space.</i>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>▪ Buildings should be set back, or appear to be set back, from both side boundaries.</li> </ul>	<i>Boundary to boundary development.</i>
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>▪ Minimise paving in front garden areas including driveways and crossovers.</li> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling. Front setbacks dominated by impervious surfaces.</i>
To respond to the dominant building forms and height in the streetscape.	<ul style="list-style-type: none"> <li>▪ Respect the dominant building height in the street and nearby properties.</li> <li>▪ Recess second storey elements from the front façade.</li> <li>▪ Articulate front facades, and provide roofs with eaves.</li> </ul>	<i>Reproduction of historic building styles. Buildings that exceed by more than one storey the</i>

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		<i>predominant building height in the street.</i>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials, of the heritage building/s in the new building design.</li> </ul>	<p><i>Buildings that dominate heritage buildings by height, siting or massing.</i></p> <p><i>Period reproduction detailing.</i></p>
To encourage building facades to add visual interest to the streetscape.	<ul style="list-style-type: none"> <li>Use a mix of materials, colours and finishes in building facades, drawn from the palette commonly found in the area.</li> </ul>	<i>Excessive use of render or one material.</i>

**Precinct E2**

**Preferred Future Character**

The pitched roof dwellings sit within established gardens that incorporated some coastal species plantings. Large front setbacks, in combination with low to medium height front fences, provide the precinct with a spacious quality. In some streetscapes the frequent use of timber or light coloured render materials creates a sense of lightness to the streetscapes. Garages are setback behind the building line so as not to dominate the streetscape. Native and coastal species canopy trees and enhanced street tree planting, add to the casual coastal setting of the dwellings. Consistent street tree planting is adding to the cohesiveness of the area.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the pre WW2 eras wherever possible.</li> </ul>	<i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i>
To maintain the garden settings of the dwellings and strengthen the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> <li>Retain established native and traditional coastal vegetation.</li> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs and coastal species.</li> </ul>	<p><i>Removal of large, native trees.</i></p> <p><i>Lack of landscaping and substantial vegetation.</i></p>
To maintain the spaciousness of the setbacks and visual separation of buildings, and provide space for front gardens.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be set back, or appear to be set back from both side boundaries.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Boundary to boundary development.</i></p>
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>Minimise paving in front garden areas including driveways and crossovers.</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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure that new dwellings respect the dominant building forms in the area and do not dominate the streetscape	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess second storey elements from the front façade.</li> <li>Incorporate a pitched roof form with eaves.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street</i></p> <p><i>High pitched or mansard roof forms with dormer windows.</i></p>

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To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials, in the new building design.</li> </ul>	<i>Large bulky buildings with flat, unarticulated front wall surfaces.</i>
To reflect the lightness of the streetscape through use of appropriate building materials and finishes.	<ul style="list-style-type: none"> <li>In streetscapes where weatherboard predominates, incorporate timber or other non-masonry wall materials where possible.</li> </ul>	<i>Heavy design detailing (eg. large masonry columns and piers).</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low to medium height (up to 1.2m) front fences, other than in exceptional circumstances.</li> <li>Front fence style should be appropriate to the building era.</li> </ul>	<i>High, solid front fencing.</i>
To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> <li>Articulate the form buildings and elements, particularly front facades and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light transparent ballustrading.</li> <li>Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick.</li> <li>Provide articulated roof forms to create an interesting skyline when viewed from the beach.</li> </ul>	<p><i>Buildings that have no relationship to the foreshore setting.</i></p> <p><i>Poorly articulated building forms.</i></p> <p><i>Highly reflective materials or glazing.</i></p>

**Precinct E3**

**Preferred Future Character**

The low lying dwellings with pitched roof forms and articulated front wall surfaces, sit with established garden settings. There is a continued frequent presence of California Bungalow style dwellings, however, new buildings respect, without replicating, this style. The lightness in the streetscapes is maintained by the use of lighter building materials in building facades, particularly in the streets dominated by timber materials. Medium height, open style front fences assist in retaining an open streetscape.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition California Bungalow style dwellings.</li> <li>Alterations and extensions to these buildings should be appropriate to the building era.</li> </ul>	<i>Demolition of the intact parts of California Bungalow dwellings visible from the street.</i>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i>
To maintain the consistency of front boundary setbacks and provide space for front gardens.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Loss of front garden space.</i></p>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back, or appear to be set back, from both side boundaries.</li> </ul>	<i>Boundary to boundary development.</i>

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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>Minimise paving in front garden areas including driveways and crossovers.</li> </ul>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure new development reflects the dominant building scale and forms within the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street.</li> <li>Recess upper storey elements from the front façade.</li> <li>Incorporate pitched roof forms with eaves.</li> </ul>	<p><i>Buildings that appear to exceed two storeys in height.</i></p>
To use lighter looking building materials and finishes that complement weatherboard where it predominates in the streetscape.	<ul style="list-style-type: none"> <li>Incorporate timber or other non-masonry wall materials where possible.</li> </ul>	<p><i>Heavy materials and design detailing where weatherboard predominates (eg. Large masonry columns and piers)</i></p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low to medium height (up to 1.2m), open style front fences, other than in exceptional circumstances.</li> <li>Front fence style should be appropriate to the building era.</li> </ul>	<p><i>High, solid front fencing</i></p>

**Precinct E4**

**Preferred Future Character**

The diverse dwelling styles sit within informal coastal gardens with large trees. There is a lightness to the structures and streetscapes due to the use of lighter building materials, colours and design detailing. The informal coastal feel is enhanced by street treatments including informal coastal street trees and the retention of the wide nature strips. Buildings fronting the foreshore reflect their setting and provide a visually attractive built form interface with the reserve.

**Precinct Guidelines**

Objective	Design Response	Avoid
To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p>
To strengthen the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> <li>Retain established native and traditional coastal vegetation and provide for the planting of new indigenous coastal trees.</li> <li>Minimise paving in front garden areas including driveways and crossovers.</li> </ul>	<p><i>Removal of large, native trees.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure that building setbacks from boundaries contribute to the informality and spaciousness of the area and visual separation of the buildings.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be set back a substantial distance from at least one side boundary and preferably set back from both side boundaries.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Boundary to boundary development.</i></p> <p><i>Loss of front garden space.</i></p>
To minimise the dominance of car parking facilities.	<ul style="list-style-type: none"> <li>Locate garages and car ports 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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<p><i>Car parking facilities that dominate the façade or view of the dwelling.</i></p>

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To encourage innovative architecture that reflects the coastal setting.	<ul style="list-style-type: none"> <li>New buildings should be individually designed to respond to the characteristics of the coastal location and the site.</li> <li>Incorporate building elements and details that contribute to a lightness of structure.</li> </ul>	<p><i>Large bulky buildings</i></p> <p><i>Flat, poorly articulated front wall surfaces.</i></p> <p><i>High pitched roof forms with dormer windows.</i></p>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials, in the new building design.</li> </ul>	<p><i>Period reproduction detailing.</i></p>
To use lighter looking building materials and finishes that complement the vegetation and coastal setting.	<ul style="list-style-type: none"> <li>Incorporate timber or other non-masonry wall materials where possible.</li> <li>Use lighter coloured building materials and finishes.</li> </ul>	<p><i>Heavy materials and design detailing (eg. Large masonry columns and piers)</i></p> <p><i>Excessive use of render.</i></p>
To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> <li>Articulate the form buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent ballustrading..</li> <li>Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick.</li> <li>Provide articulated roof forms to create an interesting skyline when viewed from the beach.</li> </ul>	<p><i>Buildings that have no relationship to the foreshore setting.</i></p> <p><i>Poorly articulated roof and building forms.</i></p> <p><i>Highly reflective materials or glazing.</i></p>

**Precinct F1**

**Preferred Future Character**

The dwellings, including a continued frequent presence of pre WW2 dwellings, sit within garden settings. Buildings are occasionally built to the side boundary, however the impression of the streetscape is of informality and openness due to the open front fencing, and well articulated building designs. Buildings and gardens are clearly visible from the street despite the presence of front fences, and these are appropriate to the building era. Buildings fronting the foreshore reflect their setting and provide a visually attractive built form interface with the reserve.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To encourage the retention of older dwellings that contribute to the valued character of the area.	<ul style="list-style-type: none"> <li>Retain intact and good condition dwellings from the Victorian, Federation and Inter War eras.</li> <li>Alterations and extensions to these buildings should be appropriate to the building era.</li> </ul>	<p><i>Demolition of intact parts of pre WW2 dwellings visible from the street.</i></p>
To maintain the garden settings of the dwellings, and strengthen the bayside vegetation character.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs, and indigenous coastal vegetation.</li> <li>Retain established native trees and traditional coastal vegetation.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large, native trees.</i></p>
To ensure the building setbacks reflect the existing spacious visual separation of buildings and contribute to the informality of the dwelling setting.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be set back from both side boundaries.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Loss of front garden space.</i></p> <p><i>Boundary to boundary development.</i></p>

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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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess second storey elements from the front façade.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street.</i></p> <p><i>High pitched or mansard roof forms with dormer windows.</i></p>
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> <li>Where adjoining an identified heritage building, respect the height, building forms, siting and materials, in the new building design.</li> </ul>	<i>Large bulky buildings with flat, poorly articulated front wall surfaces.</i>
To reflect the lightness of the streetscape created through appropriate building materials and finishes.	<ul style="list-style-type: none"> <li>Incorporate timber or other non-masonry wall materials where possible.</li> </ul>	<i>Heavy materials and design detailing (eg. Large masonry columns and piers).</i>
To maintain the openness of the streetscape and views to the dwellings.	<ul style="list-style-type: none"> <li>Provide open style front fences, other than in exceptional circumstances.</li> <li>Front fence style should be appropriate to the building era.</li> </ul>	<i>High, solid front fencing.</i>
To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> <li>Articulate the form buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent ballustrading..</li> <li>Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick.</li> <li>Provide articulated roof forms to create an interesting skyline when viewed from the beach.</li> </ul>	<p><i>Buildings that have no relationship to the foreshore setting.</i></p> <p><i>Poorly articulated roof and building forms.</i></p> <p><i>Highly reflective materials or glazing.</i></p>

**Precinct G1**

**Preferred Future Character**

The well-articulated dwellings sit within landscaped gardens, some with established trees. New buildings are frequent and are designed to respond to the site, and include a pitched roof form to reflect the dominant forms in the area. Buildings are occasionally built to the side boundary, however the overall impression of the streetscape is of buildings within garden settings due to the regular front setbacks, well vegetated front yards and additional street tree planting in the area.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and vegetation.</li> <li>Retain large, established trees and provide for the planting of new trees wherever possible.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large trees.</i></p>
To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<i>Buildings that are set further forward than the closest of the buildings on the</i>

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		<i>adjoining two properties.</i>
To maintain a visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be setback from at least one side boundary.</li> </ul>	<i>Boundary to boundary development.</i>
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>Use pitched roof forms with eaves.</li> </ul>	<i>Large, bulky buildings with poorly articulated front and side wall surfaces.</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low to average height (up to 1.2m) front fencing, other than in exceptional circumstances.</li> </ul>	<i>High, solid front fencing.</i>

**Precinct G2**

**Preferred Future Character**

The dwellings sit within established, landscaped gardens and occasional large canopy trees. The dwellings are designed and sited on the lot to ensure they do not dominate the streetscape and are setback, or appear setback, from one side boundary. Buildings use techniques such as articulation and a variety of materials, to provide visual interest to the streetscape. A lack of front fences allow views to the buildings and gardens. Large canopy street trees provide a unifying streetscape setting.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and vegetation.</li> <li>Retain large, established trees and provide for the planting of new trees wherever possible.</li> <li>Minimise impervious surfaces, particularly in the front garden space.</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large trees.</i></p>
To reflect the rhythm of existing dwelling spacing and provide space for large trees.	<ul style="list-style-type: none"> <li>Buildings should be setback or appear to be setback from at least one side boundary.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<i>Visual appearance of boundary to boundary development from the street.</i>
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Recess two storey elements from the front facade.</li> <li>Articulate the form of dwellings and elevations, particularly front facades.</li> <li>Utilise materials, textures and colours to provide articulation and interest in the building design.</li> </ul>	<i>Large, bulky buildings that dominate the streetscape.</i>
To maintain and enhance the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low or open style front fences, other than in exceptional circumstances.</li> </ul>	<i>High, solid fences.</i>

**Precinct H1**

**Preferred Future Character**

The diverse dwelling styles are set within well-vegetated streetscapes dominated by large native and exotic canopy trees within the public and private domains. Tree and other vegetation species reflect the coastal location of the area. The dwellings are set within spacious settings to accommodate vegetation. Streetscapes appear as a mixture of single and double storey dwellings, however individual buildings respect adjoining dwellings and do not dominate the streetscape. Low or open style front fences are usually provided, in order to retain the openness of the front garden to the street.

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**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings, that utilises appropriate traditional coastal and native species.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i>
To strengthen the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> <li>Retain established large trees and native and traditional coastal vegetation and provide for the planting of new native coastal trees. (Locate footings outside root zone.)</li> </ul>	<i>Removal of large trees.</i>
To retain a 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 setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be setback from both side boundaries.</li> <li>Minimise impervious surfaces particularly in front garden areas.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Boundary to boundary development.</i></p> <p><i>Loss of front garden space.</i></p>
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> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
To ensure that new dwellings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> <li>Recess upper level elements from the front façade.</li> <li>Use pitched roof forms.</li> </ul>	<i>Buildings that exceed by more than one storey the predominant building height within the street.</i>
To maintain the openness of the front garden to the street.	<ul style="list-style-type: none"> <li>Provide low or open style front fences, other than in exceptional circumstances.</li> </ul>	<i>High, solid front fences.</i>

**Precinct H2**

**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.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs, preferably indigenous species.</li> <li>Retain large, established trees and provide for the planting of new trees and shrubs wherever possible. (Locate footings outside root zone.)</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large trees.</i></p>
To maintain a spacious visual separation between buildings and allow space for trees and other planting.	<ul style="list-style-type: none"> <li>Buildings should be set back a substantial distance from at least one side boundary.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning</li> </ul>	<i>Boundary to boundary development.</i>

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	<p>Scheme.</p> <ul style="list-style-type: none"> <li>Minimise impervious surfaces, particularly in the front garden.</li> </ul>	
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 at or behind the line of the dwelling.</li> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
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"> <li>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.</li> <li>Recess upper levels from the front façade.</li> </ul>	<p><i>Large, bulky buildings</i></p> <p><i>Poorly articulated roof, front and side wall surfaces.</i></p>
To enhance the openness and informality of the streetscape and maintain views into front gardens.	<ul style="list-style-type: none"> <li>Provide no front fence or low or transparent style front fencing, other than in exceptional circumstances.</li> <li>Use vegetation as an alternative where possible.</li> </ul>	<i>High or solid front fencing.</i>

**Precinct H3**

**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.

**Precinct Guidelines**

Objective	Design Response	Avoid
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><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large native trees.</i></p>
To maintain a 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 setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>Buildings should be setback a substantial distance from at least one side boundary.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Boundary to boundary development.</i></p> <p><i>Loss of front garden space.</i></p>
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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
To minimise site disturbance and impact of the building on the	<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</li> </ul>	<i>Major excavation works and site</i>

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landscape.	<ul style="list-style-type: none"> <li>battering of slopes.</li> <li>Design new buildings and extensions so as not to exceed the predominant tree canopy height.</li> </ul>	<p><i>levelling.</i></p> <p><i>Buildings that protrude above the tree canopy height.</i></p>
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>	<p><i>Large, bulky buildings</i></p> <p><i>Poorly articulated front and side wall surfaces.</i></p>
To maintain the openness of the front garden to the street.	<ul style="list-style-type: none"> <li>Provide low or transparent style front fences, other than in exceptional circumstances.</li> <li>Use vegetation as an alternative where possible.</li> </ul>	<p><i>High or solid front fences.</i></p>

**Precinct H4**

**Preferred Future Character**

The single and double storey dwellings sit within the topography and informal landscaped surrounds, including remnant and indigenous coastal trees. The variety of dwelling styles reflect the coastal setting through their design, details and finishes. An informal feel to the streetscapes is achieved by spaces around buildings, the lack of or unobtrusive style of front fencing and informal street treatments. Along Beach Road, development responds to its highly visible location on the edge of the coast by providing visually interesting forms and facades. Informal street treatments remain in those streets with no kerbing and remnant street tree planting is retained.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To strengthen the bayside vegetation character of the area through the planting of indigenous coastal species.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that utilises indigenous coastal species.</li> <li>Retain large, established trees and provide for the planting of new trees and shrubs wherever possible. (Locate footings outside root zone.)</li> </ul>	<p><i>Lack of a landscape plan.</i></p> <p><i>Removal of large native trees.</i></p> <p><i>Use of exotic species.</i></p>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>Dwellings should be set back from both side boundaries.</li> </ul>	<p><i>Boundary to boundary development.</i></p>
To minimise the dominance of car parking structures and the loss of front garden space.	<ul style="list-style-type: none"> <li>Locate garages and carports behind the line of the dwelling.</li> <li>Minimise paving in front garden areas including driveways and crossovers.</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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Car parking facilities that dominate the façade or view of the dwelling.</i></p> <p><i>Creation of new crossovers and driveways or wide crossovers.</i></p> <p><i>Front setbacks dominated by impervious surfaces.</i></p>
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant building height in the street and nearby properties.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i></p>

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To encourage innovative architecture that reflects the bayside setting.	<ul style="list-style-type: none"> <li>New buildings should be individually designed to respond to the characteristics of the bay side location and the site.</li> <li>Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, glazing and light transparent ballustrading.</li> </ul>	<p><i>Large, bulky buildings with poorly articulated front and side wall surfaces.</i></p> <p><i>Heavy design detailing (eg. Masonry columns and piers).</i></p> <p><i>Highly reflective materials or glazing.</i></p>
To use lighter looking building materials and finishes that complement the bayside setting.	<ul style="list-style-type: none"> <li>Use a mix of contemporary and traditional coastal materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.</li> </ul>	<p><i>Period reproduction styles and detailing.</i></p>
To maintain the openness of the streetscape and views to coastal garden settings.	<ul style="list-style-type: none"> <li>Provide no or low, open style front fencing, other than in exceptional circumstances.</li> </ul>	<p><i>High or solid front fencing.</i></p>
To create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting Beach Road and visible from the reserve.	<ul style="list-style-type: none"> <li>Where the properties front to both Beach Road and another street, ensure the dwellings present visually interesting elevations on all faces visible from the public domain.</li> <li>Use landscaping materials and coastal plants within the front setback that contribute to the coastal character and amenity of the street.</li> <li>Provide articulated roof forms to create an interesting skyline when viewed from the beach.</li> <li>Provide low or open style front fencing along Beach Road frontages.</li> </ul>	<p><i>Flat, poorly articulated roof forms and facades visible from the public domain.</i></p> <p><i>High, solid front fencing on Beach Road.</i></p>

**Precinct H5**

**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.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and vegetation. (Locate footings outside root zone.)</li> <li>Minimise impervious surfaces, particularly in front yard spaces.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Lack of landscaping and vegetation.</i></p>
To maintain a spacious visual separation between buildings.	<ul style="list-style-type: none"> <li>Buildings should be set back a substantial distance from one side boundary.</li> </ul>	<p><i>Boundary to boundary development.</i></p>
To minimise the dominance of car parking structures.	<ul style="list-style-type: none"> <li>Locate garages and carports behind the line of the dwelling.</li> </ul>	<p><i>Car parking structures that dominate the façade or view of the dwelling.</i></p>
To ensure that buildings and extensions respect the low scale forms of the streetscape.	<ul style="list-style-type: none"> <li>Reflect the horizontality of the surrounding building forms by minimising building height.</li> <li>Recess second storey elements from the front façade.</li> <li>Use low pitched roof forms with eaves.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant</i></p>

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		<i>building height in the street and nearby properties.</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>▪ Provide no front fence, low masonry or open style front fencing, other than in exceptional circumstances.</li> <li>▪ Use vegetation as an alternative where possible.</li> </ul>	<i>High, solid front fencing.</i>

**Precinct H6**

**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.

**Precinct Guidelines**

<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>▪ Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.</li> </ul>	<i>Lack of landscaping and substantial vegetation.</i>
To strengthen the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> <li>▪ 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.)</li> </ul>	<i>Removal of large, native trees.</i>
To ensure adequate space is provided around buildings for the retention and planting of vegetation.	<ul style="list-style-type: none"> <li>▪ Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> <li>▪ Buildings should be setback from at least one side boundary.</li> <li>▪ Minimise impervious surfaces particularly in front garden spaces.</li> </ul>	<p><i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i></p> <p><i>Boundary to boundary development.</i></p> <p><i>Loss of front garden space.</i></p>
To minimise the dominance of car parking facilities.	<ul style="list-style-type: none"> <li>▪ Locate garages and car ports 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, the garage is below ground level and the front setback area is retained as predominantly garden space.</li> </ul>	<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"> <li>▪ Buildings should be sited to take into account the view corridors to the bay and coast from nearby properties and public viewing areas.</li> </ul>	<i>Buildings that completely obscure views from public viewing areas.</i>
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>▪ Respect the predominant height in the street and nearby properties.</li> </ul>	<i>Buildings that exceed by more than one storey the predominant building height in the street.</i>
To encourage innovative architecture that reflects the coastal setting.	<ul style="list-style-type: none"> <li>▪ New buildings should be individually designed to respond to the characteristics of the coastal location and the site.</li> <li>▪ Incorporate building elements, materials and details that contribute to a lightness of</li> </ul>	<p><i>Large bulky buildings.</i></p> <p><i>Flat, poorly articulated front wall</i></p>

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	structure including balconies, verandahs, glazing and light transparent ballustrading..	<i>surfaces.</i>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low or open style front fences, other than in exceptional circumstances.</li> </ul>	<i>High, solid fences.</i>

**Precinct H7**

**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.

**Precinct Guidelines**

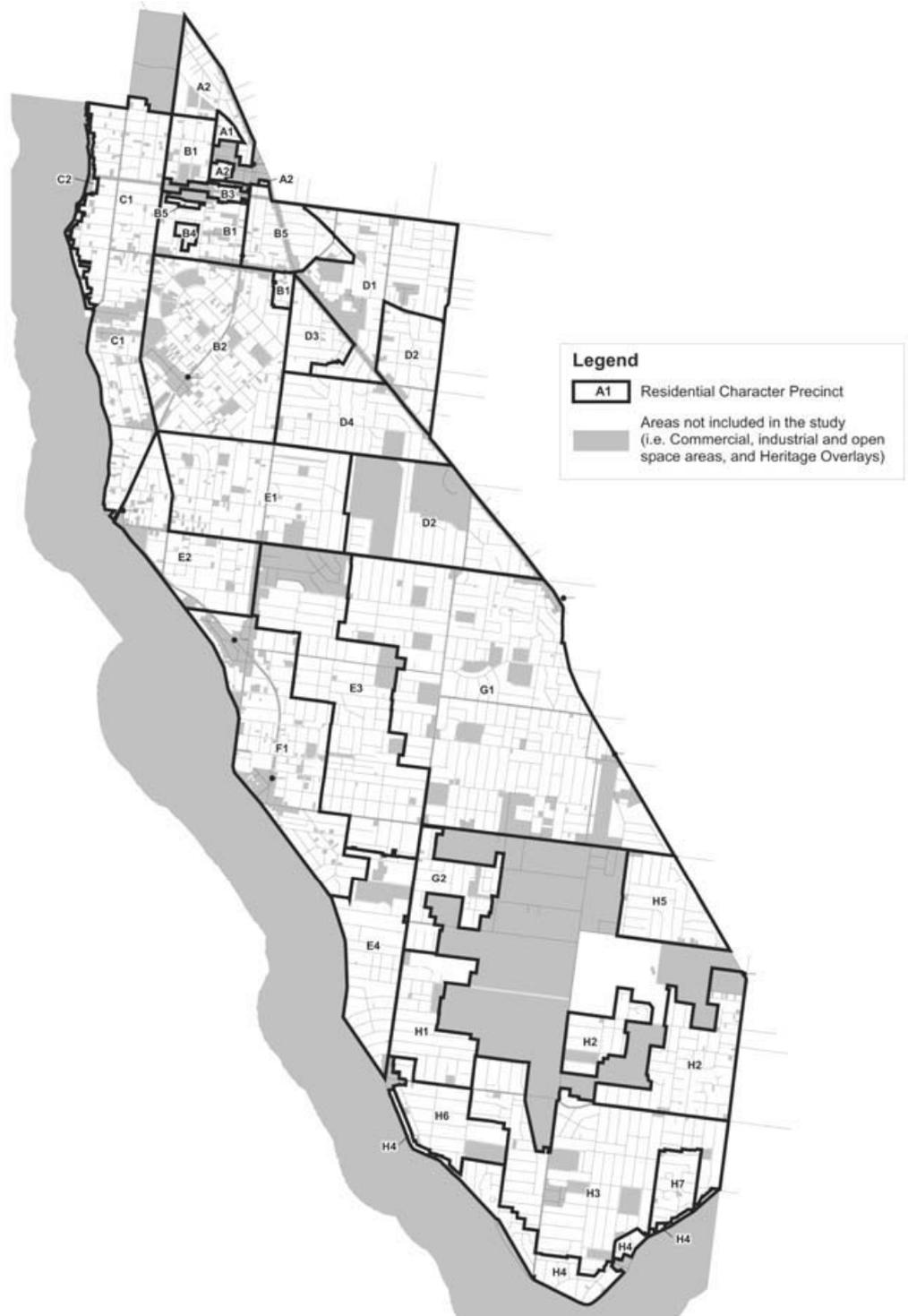
<b>Objective</b>	<b>Design Response</b>	<b>Avoid</b>
To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> <li>Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs, including indigenous species.</li> <li>Retain large, established trees and provide for the planting of new trees and shrubs wherever possible. (Locate footings outside root zone.)</li> </ul>	<p><i>Lack of landscaping and substantial vegetation.</i></p> <p><i>Removal of large native trees.</i></p> <p><i>Substantial use of exotic species.</i></p>
To ensure adequate space around dwellings for the retention and planting of trees.	<ul style="list-style-type: none"> <li>Dwellings should be set back from at least one side boundary.</li> <li>Ensure buildings are sited to allow space for the planting of substantial vegetation.</li> <li>Minimise impermeable surfacing, particularly in the front yard.</li> <li>Buildings should be setback from the front as per Cl. 54 Standard A3 and Cl. 55 Standard B6 of the Bayside Planning Scheme.</li> </ul>	<p><i>Boundary to boundary development.</i></p> <p><i>Large areas of impervious surfaces particularly in the front setback area.</i></p>
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> </ul>	<i>Car parking structures that dominate the façade or view of the dwelling.</i>
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> <li>Respect the predominant height in the street and nearby properties.</li> <li>Recess upper level elements from the front façade.</li> <li>Use low pitched or flat roof forms.</li> <li>Buildings should be designed to follow the contours of the site on sloping sites.</li> </ul>	<p><i>Buildings that exceed by more than one storey the predominant building height in the street.</i></p> <p><i>High pitched roof forms with dormer windows.</i></p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> <li>Provide low or open style front fences, other than in exceptional circumstances.</li> </ul>	<i>High, solid fences.</i>

**22.06-5 Policy Reference**

Bayside Neighbourhood Character Review, July 2004, Planisphere, including all Precinct brochures.

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Map of Precincts Accompanying Cl.22.06









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