

Infill development

A new development within a streetscape of older buildings (right).



Fine grain subdivision

A subdivision that is characterised by narrow lots with smaller buildings that are set close together (right).

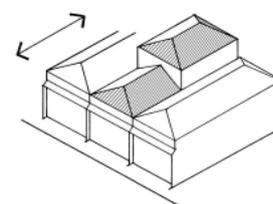


Setbacks

The distance that a building is located from the site boundary. This study has looked at the pattern of front setbacks and side setbacks within each street, i.e. the distance the buildings are located from the front or side site boundaries respectively.

Recessed upper levels

Upper levels that are set back from the lower level façade (right).



Articulated front wall façade

The front wall of a building that is designed to provide visual interest through design techniques such as variations in colour and texture and the composition of doors or windows. It can also be achieved by creating projections or recessions so the wall is not flat (right).



Render finish

Textured concrete that is applied over brickwork to walls or fences.



Roughcast detailing

Textured concrete (render) that contains pebbles to give a rough textured effect. May also be referred to as pebble dash or stucco (right).



Pitched roof

A roof that is not flat. Generally, roofs will have an angle of pitch from 20-40°.



Pitched roof with gable ends

A roof that connects to the wall of the building with a vertical end (right).

GLOSSARY

Pitched roof with hipped ends	A roof that connects to the wall of the building with an angled end (right).
Roof ridge line	The highest part of the roof, where the planes of the roof intersect.
Permeable timber picket fence	A standard timber picket fence is considered to be 'permeable' as it is possible to see through the fence to the gardens and dwellings behind (right).
Iron palisade fence	Fencing made of iron pickets or poles, commonly seen in Victorian era buildings, and popular for new development too. These fences are considered to be 'permeable' as it is possible to see through the fence to gardens and dwellings behind (right).
Kerb and channel	The gutter that is created to direct stormwater into the drain, constructed of concrete or bluestone (right). This type of kerb is known as an 'upstanding kerb'.
Activity Centre	The Metropolitan Strategy, <i>Melbourne 2030</i> , describes Activity Centres as places that "...provide the focus for services, employment and social interaction in cities and towns. They are where people shop, work, meet, relax and often live. Usually well-served by public transport, they range in size and intensity of use from local neighbourhood strip shopping centres to traditional universities and major regional malls." Major Activity Centres in Bayside include Bay Street, Church Street, Hampton and Sandringham.
Lephostemon	Common name 'Brushbox' (right, top).
Melaleuca	Common name 'Paperbark' (right, below).
Subdivision pattern - regular grid	A grid subdivision pattern of straight streets.
Subdivision pattern - modified grid	A grid subdivision pattern where streets are curved.

