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BAYSIDE CITY COUNCIL

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# NEIGHBOURHOOD CHARACTER REVIEW

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## ABOUT THE REVIEW

The Bayside Neighbourhood Character Review builds on several studies completed with community input in recent years for Bayside, including Amendment C2 to the Bayside Planning Scheme. The Review documents and defines the particular characteristics of each residential area of the City that make it distinctive and valued by the local community.

The aim of the Review is to develop guidelines and controls to ensure residential development respects and enhances the neighbourhood character of the area.

The neighbourhood character of Bayside ranges from compact Victorian era dwellings, to highly visible coastal buildings, to bush lots where buildings are subservient to the landscape. The Review describes the distinctive characteristics and the future preferred character of each part of the City, using words and pictures.

The guidelines and policy are to be used in formulating and assessing development proposals where a planning approval or variation (report and consent) to siting under the Building Regulations is required. The Review recommends planning controls

where these are considered a necessary adjunct to the guidelines and policy.

The Review defines a total of 27 character precincts within the City. These areas were defined mainly on the basis of the relationship of the buildings to the streetscape and the broader landscape, and consistent era and style of development.

**The Precincts are shown on the map overleaf,** and include only the residentially zoned land within each. Properties within Heritage Overlays are also excluded from the Character precincts, as separate policy applies to these areas.

The Character Precinct brochures provide guidelines for the design of new dwellings (including medium density housing), and dwelling extensions where a planning or building permit is required, to ensure that proposals assist in achieving the preferred neighbourhood character for the area.

The Bayside Planning Scheme provides other Policy and Guidelines that must also be considered. Contact the Council's Planning Department for further information.

Phone 9599 4444 for further information.

## HOW TO USE THE CHARACTER PRECINCT BROCHURES

A Brochure has been published for each Character Precinct identified in the Neighbourhood Character Review.

### ***A summary of the contents of the Brochures follows:***

**Description** is a summary of the elements of the Precinct that make it different or distinctive.

**Valued Characteristics** is a dot point list of key elements of the existing neighbourhood character, covering aspects such as vegetation density and type, era and style of development, setbacks, front fence style and notable public domain treatments such as street trees and kerb materials.

**Preferred Future Character** is a statement describing the desired appearance of the Precinct in the future. It is followed by a list of the key components in achieving that preferred future. These are reflected in the Precinct Guidelines.

**Issues / Threats** to the achievement of the preferred neighbourhood character are also listed.

### **Precinct Guidelines**

The Precinct Guidelines are presented as a table of Objectives, Design Responses and 'Avoid' statements for each listed Character Element. The columns of the table are explained below:

**Character Elements** include relevant aspects of the neighbourhood character such as vegetation, siting, height and form and front boundary treatment.

**Objectives** state the intention and desired outcome for that character element.

**Design Responses** are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

**Avoid** statements specify inappropriate design responses.

**Illustrations** demonstrate the Design Response or Avoid statements.

## DESCRIPTION

This area is characterised by a variety of architectural styles dating from the Victorian era through to recent developments with some examples of Mansion houses. Dwellings are usually set within a leafy garden setting of large established gardens of predominantly exotic plantings. In streets with impressive avenues of street trees and high fences, the views to buildings are minimal and the street appears to have strong ‘walls’ created by fences and canopy trees. In other streets, the roof forms dominate

the streetscape due to their visibility above the solid fences. Dwellings are often two storey with articulated front façades and roofs, and space around buildings for garden plantings. Materials are often red brick or roughcast/rendered light colours. Newer developments have smaller setbacks and often use contemporary building materials. Views to the Bay are maximised by properties fronting the foreshore which are usually two storey, and are also possible down straight streets that intersect with the foreshore.

## VALUED CHARACTERISTICS

- Architecture is varied while still retaining a sense of consistency within the streetscape and includes a mix of Victorian, Edwardian, Inter-War, and contemporary and reproduction infill particularly closer to the waterfront, some 1960s–90s infill, and some Mansion houses.
- Materials include red brick, rough cast and rendered facades often with several materials within facades.
- Front and side setbacks are usually large and mansion dwellings have greater setbacks.

- Mix of single and double storey, more double storey west of St.Kilda Street, all double storey closer to the foreshore.
- Frontages are mixed, with open style and low front fencing and some tall, solid fences.
- Gardens characterised by established, predominantly exotic plantings of lawn with small to large shrubs with a moderate cover of medium and tall trees, some sections very leafy.
- Medium to large sized street trees of native and exotic species, often in impressive avenues.

## PREFERRED FUTURE CHARACTER

The mix of dwelling styles, including a substantial presence of pre World War II (WWII) 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.

### The preferred character will be achieved by:

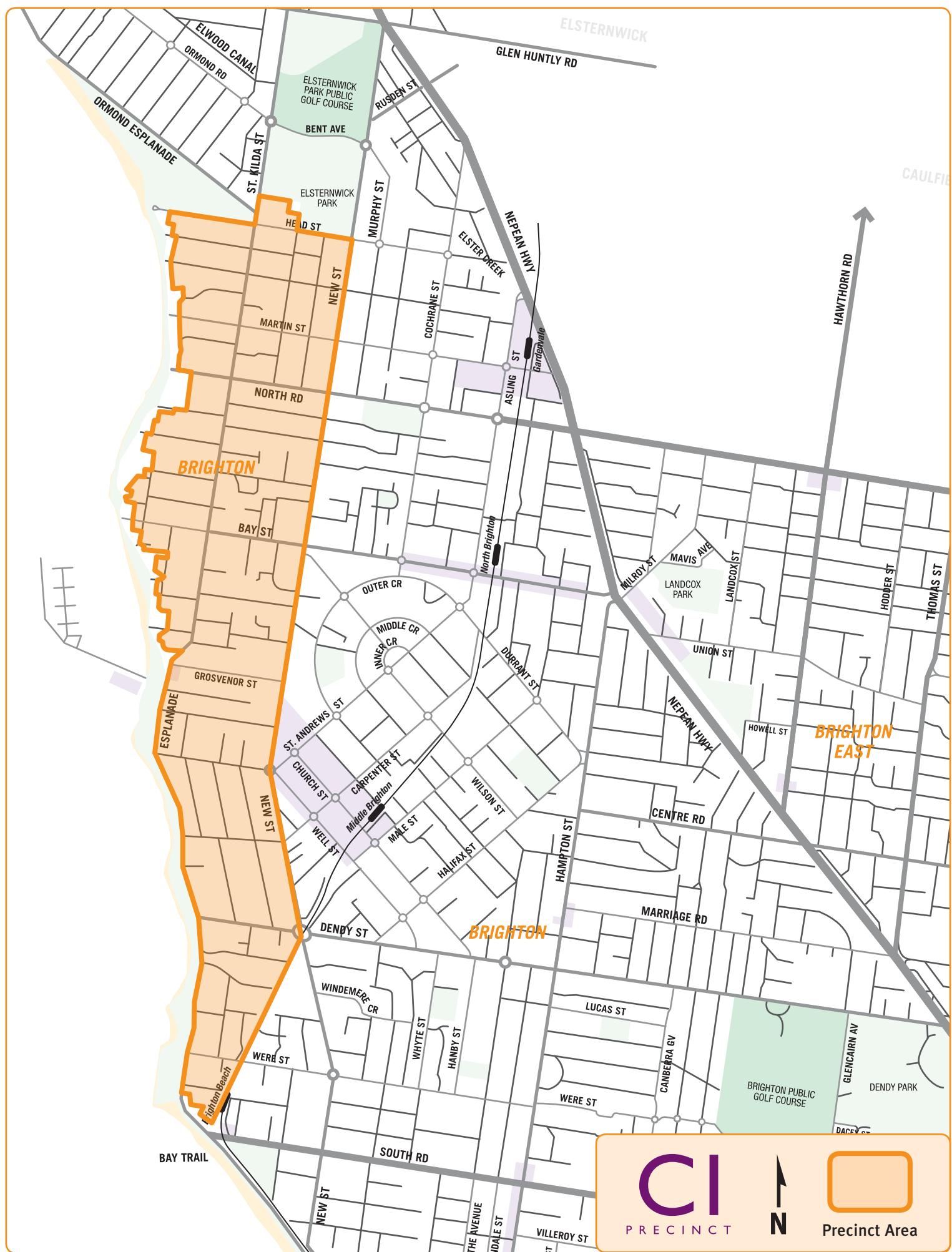
- Encouraging the retention of pre WWII dwellings;
- Ensuring the retention and planting of trees and landscaped gardens;

- Encouraging the planting of traditional coastal and indigenous vegetation;
- Ensuring adequate space is provided in front yards to retain and accommodate large trees;
- Ensuring buildings are or appear to be setback from both side boundaries;
- Ensuring that buildings are sited and designed so as not to dominate the streetscape;
- Encouraging the use of a variety of building materials and finishes that add interest to the streetscape;
- Encouraging open style front fencing; and
- Encouraging avenue street tree planting where this is absent.

### Issues / Threats

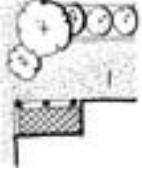
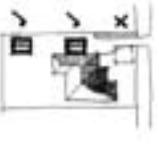
- Loss of garden space and trees.
- Boundary to boundary development.
- Large, poorly articulated buildings.
- Dominance of car parking structures.
- Loss of street tree avenues.

# PRECINCT MAP



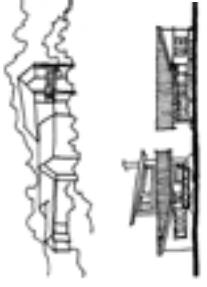
# PRECINCT GUIDELINES

# C1

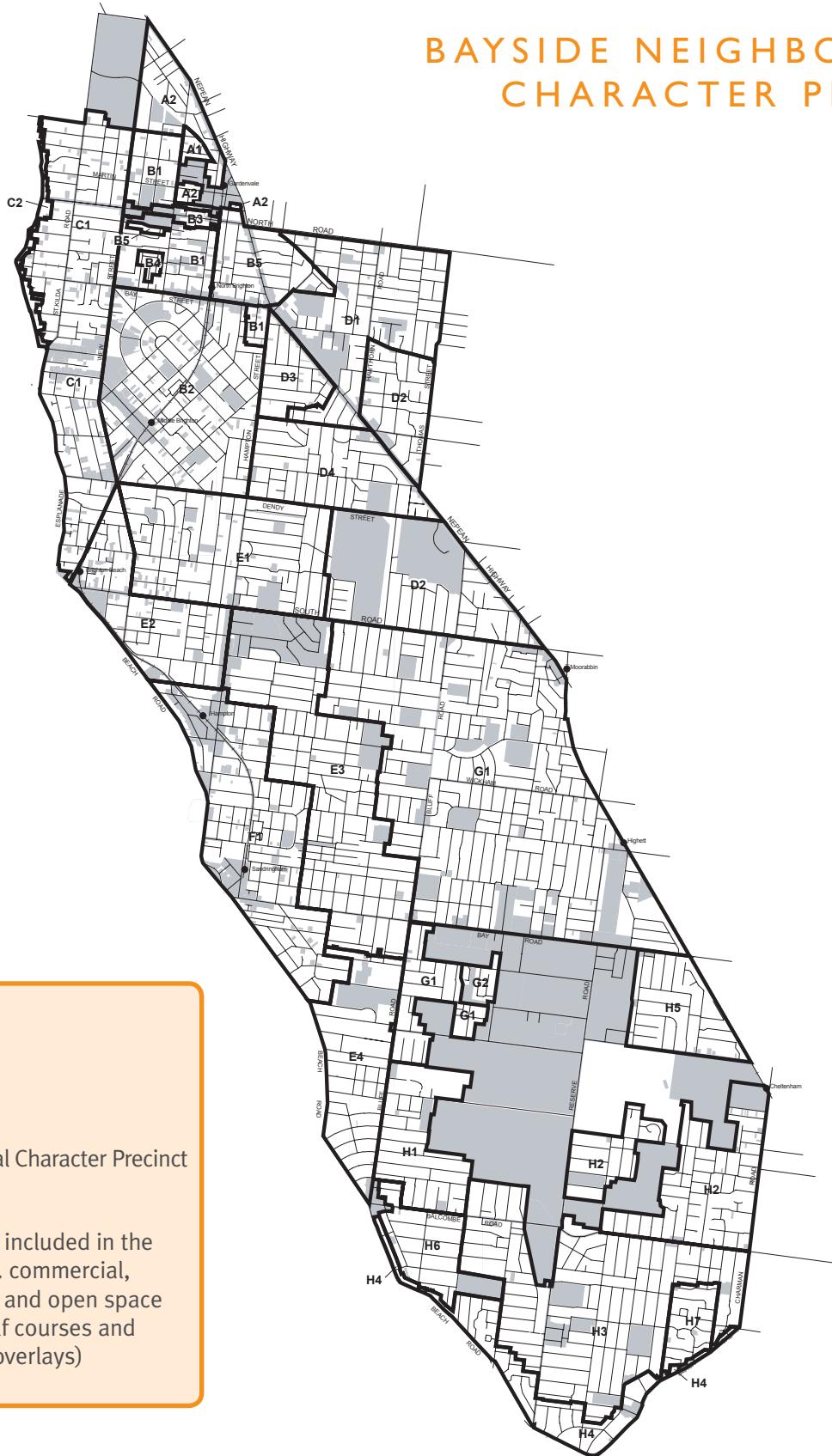
| Character Element  | Objective   | Design Response   | Avoid  | Illustration |
|--------------------|---|---|--|--------------|
| Existing Buildings | To encourage the retention of dwellings that contribute to the valued character of the Precinct in the design of development proposals. | <ul style="list-style-type: none"> <li>Attempt to retain wherever possible intact and good condition dwellings that contribute to the valued character of the Precinct in designing new development.</li> <li>Alterations and extensions should retain the front of these dwellings.</li> </ul> | <p><i>Demolition of dwellings that contribute to the valued character of the Precinct.</i></p>                                      |              |
| Vegetation         | To maintain and enhance 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>   |              |
| Siting             | To enhance 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 coastal trees where possible.</li> </ul>   | <p><i>Removal of large native and coastal trees.</i></p> <p><i>Planting of environmental weeds.</i></p>                             |              |
|                    | To retain the sense of spaciousness in the area and provide adequate space for front gardens.   | <ul style="list-style-type: none"> <li>Buildings should be sited to allow space for the planting of trees and shrubs.</li> <li>Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation.</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>  |              |

# PRECINCT GUIDELINES

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| Character Element           | Objective   | Design Response  | Avoid  | Illustration |
|-----------------------------|---|--|--|--------------|
| Building Height and Form    | To ensure that new buildings and extensions do not dominate the streetscape.  | <ul style="list-style-type: none"> <li>Recess upper level elements from the front façade.</li> </ul>   | <i>High pitched roof forms with dormer windows.</i>   |              |
| Materials and Design Detail | 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, siting or massing.</i>   |              |
| Front Boundary Treatment    | To encourage the openness of the streetscape.   | <ul style="list-style-type: none"> <li>Provide open style fencing, other than along heavily trafficked roads.</li> </ul>   | <i>High, solid front fencing.</i>   |              |
| Beachfront Environments     | To create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve and visible from the reserve. | <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 balustrading.</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> | <i>Buildings that have no relationship to the foreshore setting.</i><br><i>Poorly articulated roof and building forms.</i><br><i>Blank walls facing the foreshore.</i><br><i>Lack of distinction between public and private spaces along the foreshore.</i>  |              |

# BAYSIDE NEIGHBOURHOOD CHARACTER PRECINCTS



Bayside City Council has taken great care in producing the Neighbourhood Character Review maps, however in some cases the boundary for a precinct may be unclear and for this Council apologises. If you are unclear about which precinct your property is in or would like more information about Neighbourhood Character, please contact Council on 9599 4444.



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