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PRECINCT



BAYSIDE CITY COUNCIL

NEIGHBOURHOOD CHARACTER REVIEW

PRECINCT BROCHURE



ABOUT THE REVIEW

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

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

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

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

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

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

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

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

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

Phone 9599 4444 for further information.

HOW TO USE THE CHARACTER PRECINCT BROCHURES

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

A summary of the contents of the Brochures follows:

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

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

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

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

Precinct Guidelines

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

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

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

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

Avoid statements specify inappropriate design responses.

Illustrations demonstrate the Design Response or Avoid statements.

DESCRIPTION

This area has an informal coastal feel to it due to the prevalence of coastal vegetation and the informal nature of the streetscapes, two of which are unsurfaced and lack kerbs or footpaths. The topography of the land slopes gently to the beach and a series of crescents emphasise the landform in the southern end of the precinct. The buildings are from a range of eras from the 1950s onwards, with occasional dwellings from earlier periods. The use of weatherboard, light coloured

materials and detailing contributes to a sense of lightness of many of the structures. There is a mix of single and double storey dwellings with double storey prevalent in the south and along Beach Road to gain access to views. Front fencing is a mix of heights and styles. Gardens consist of native coastal shrubs and trees, and buildings are set back from the side boundary allowing views through to backyard vegetation.

VALUED CHARACTERISTICS

- Mix of 1950s, Inter-War and 1980s – 90s single dwellings.
- Buildings are articulated and detailed with materials consisting of a mix of weatherboard, all types of brick and render.
- Front setbacks vary from 5 to 8m.
- Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other, other than new development that is often setback 1m on one side and built to the boundary on the other.
- Approximately 30 – 50% double storey dwellings, with more frequent two storey in the south and mostly double storey along Beach Road.
- Front fencing is a mix of low and high with solid materials, some gardens have no front fence.
- Topography is gently sloping on a sand hill.
- Gardens are typically small with coastal native shrubs and trees.
- Street trees are often native species in intermittent avenues.
- Mix of concrete upstanding and bluestone kerbs, with wide nature strips, two unsealed roads.
- Subdivision pattern is a modified grid with crescents to the bluff.

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 looking 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.

The preferred character will be achieved by:

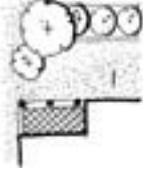
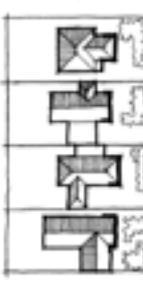
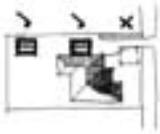
- Ensuring large trees are retained and encouraging the planting of indigenous coastal trees and vegetation;
- Ensuring new development is sited to maintain visual separation of buildings;
- Ensuring car parking structures do not dominate the streetscape;
- Encouraging the use of lighter looking building materials;
- Encouraging innovative architecture that reflects the coastal setting; and
- Encouraging informal coastal street tree planting and street treatments.

Issues / Threats

- Loss of vegetation and garden space.
- Dominant, bulky structures constructed of heavy materials.
- Loss of street trees.
- Boundary to boundary development.

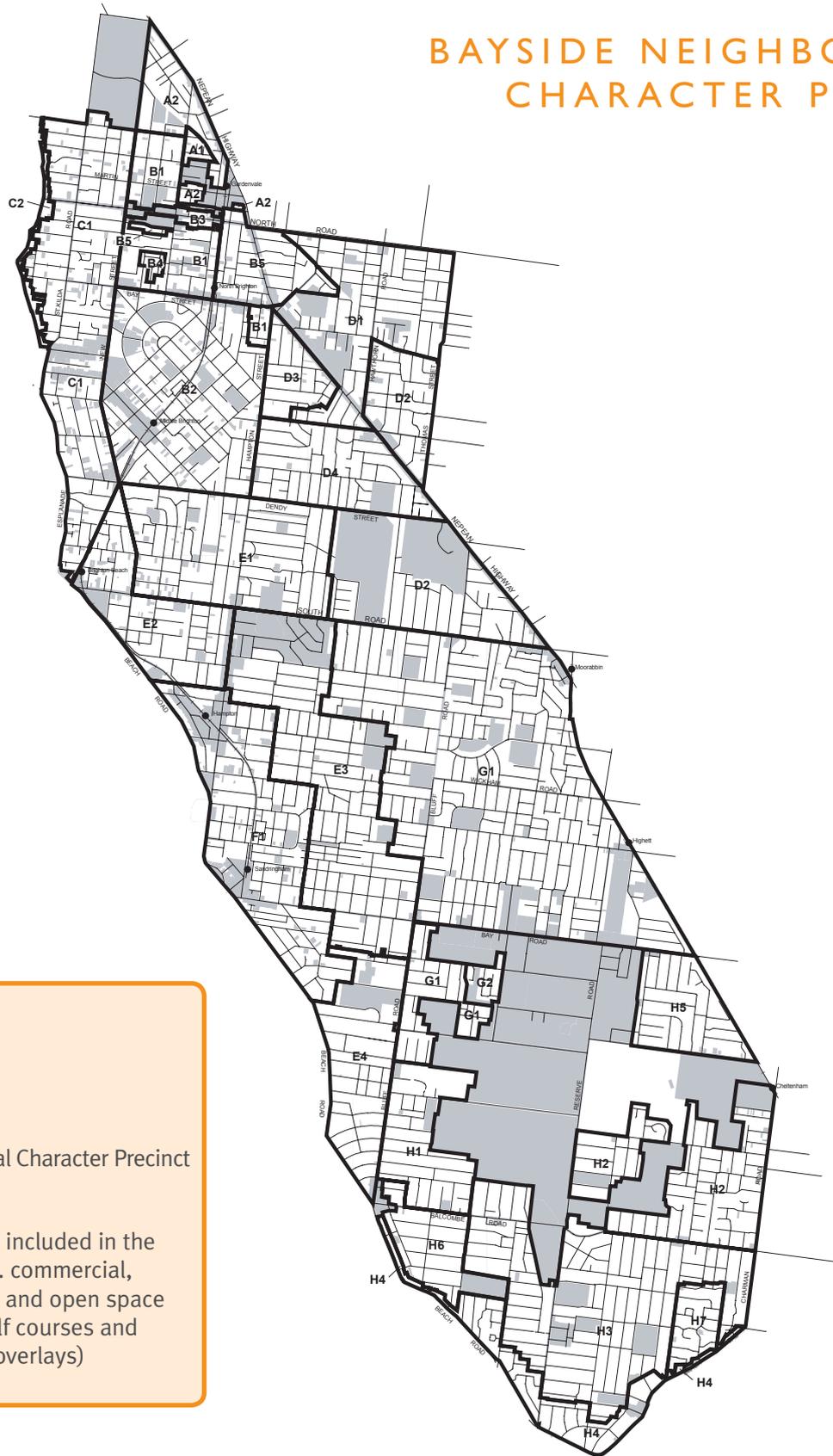
PRECINCT MAP



Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	Lack of landscaping and substantial vegetation.	
	To enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> Retain established native and traditional coastal vegetation and provide for the planting of new indigenous coastal trees. Minimise paving in front garden areas including driveways and crossovers. 	Removal of large, native trees. Front setbacks dominated by impervious surfaces. Planting of environmental weeds.	
Siting	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"> Buildings should be sited to allow space for the plantings of trees and shrubs. Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	Loss of front garden space.	
	To minimise the dominance of car parking facilities.	<ul style="list-style-type: none"> Locate garages and car ports behind the line of the dwelling. Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	Car parking facilities that dominate the façade or view of the dwelling.	
Building Height and Form	To encourage innovative architecture that reflects the coastal setting.	<ul style="list-style-type: none"> New buildings should be individually designed to respond to the characteristics of the coastal location and the site. Incorporate building elements and details that contribute to a lightness of structure. 	Large bulky buildings Flat, poorly articulated front wall surfaces. High pitched roof forms with dormer windows.	
	To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> Where adjoining an identified heritage building, respect the height, building forms, siting and materials, in the new building design. 	Period reproduction detailing.	

Character Element	Objective	Design Response	Avoid	Illustration
Materials and Design Detail	To use lighter looking building materials and finishes that complement the vegetation and coastal setting.	<ul style="list-style-type: none"> Incorporate timber or other non-masonry wall materials where possible. Use lighter coloured building materials and finishes. 	<p>Heavy materials and design detailing (eg. Large masonry columns and piers)</p> <p>Excessive use of render on external wall surfaces.</p>	
Beachfront Environments	To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> 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 balustrading. Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick. Provide articulated roof forms to create an interesting skyline when viewed from the beach. 	<p>Buildings that have no relationship to the foreshore setting.</p> <p>Poorly articulated roof and building forms.</p> <p>Highly reflective materials or glazing.</p>	

BAYSIDE NEIGHBOURHOOD CHARACTER PRECINCTS



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Legend

A1 Residential Character Precinct

Areas not included in the study (i.e. commercial, industrial and open space areas, golf courses and heritage overlays)

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

Bayside City Council

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