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BAYSIDE CITY COUNCIL

NEIGHBOURHOOD CHARACTER REVIEW

P R E C I N C T B R O C H U R E



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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 contains predominantly Federation style dwellings with some Inter-War and infill development from the 1950s onwards. Development along Beach Road is an eclectic mix of contemporary and older styles. While front setbacks vary in size across the precinct, there is consistency of setbacks within streetscapes. There is also a consistency to the built form due to the hipped and gabled roof forms and articulated front wall facades. The streetscapes have a lightness due to the frequent use of weatherboard or lighter coloured materials. Newer dwellings are often constructed of heavier materials such as brick. Front fences are often original, matching the style and

materials of the dwelling. Gardens are established with some areas having frequent large native trees, which creates a casual bayside setting, enhanced by native street trees. This precinct includes the area known locally as 'Gypsy Village' which was first subdivided in 1852. Several remaining buildings, often public or institutional, date from this early period of Sandringham's development. The street pattern is a modified grid with the Gypsy Village street layout at the core of the precinct. A number of individual heritage buildings exist throughout the precinct and are protected by planning scheme controls.

VALUED CHARACTERISTICS

- Predominantly Federation with some Inter-War and scatterings of 1950-1960s dwellings and some recent infill development, mostly contemporary styles along Beach Road.
- Building materials are predominantly lightly coloured weatherboard and brick, used mostly on infill and Inter-War houses, render is used on contemporary styles.
- Front setbacks are predominantly 5-7m and 3m for some Edwardians.
- Side setbacks generally 1m on one side with 3-4m setbacks including garages and driveways to the boundary on the other.
- Predominantly single storey dwellings, with mostly double storey dwellings along Beach Road.
- Front fencing is predominantly picket of medium height with there is some low brick fencing.
- Topography is undulating across two sand ridges.
- Gardens are typically medium to large sized, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas, some localised areas of significant canopy trees.
- Street trees are often large and native in intermittent avenues.
- Mix of bluestone and concrete upstanding kerbs with nature strips and some wide verges.
- Subdivision pattern is a regular grid with some diagonal streets following the shoreline and the older village street layout at the core of the precinct.

PREFERRED FUTURE CHARACTER

The dwellings, including a continued frequent presence of pre World War II (WWII) 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.

The preferred character will be achieved by:

- Encouraging the retention of pre WWII dwellings;
- Encouraging the retention and planting of trees and landscaped gardens;
- Strengthening the bayside vegetation character of the area;

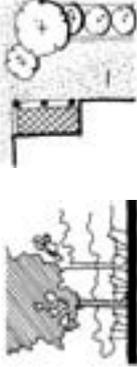
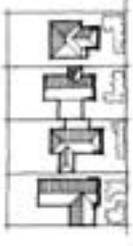
- Ensuring the building setbacks reflect the existing spacing and contribute to the informality of the dwelling setting;
- Reflecting the lightness of the streetscape through the use of appropriate building materials and finishes and variety in the texture of buildings;
- Ensuring new development reflects the dominant buildings scale and forms of the streetscape;
- Ensuring development along Beach Road reflects the coastal setting and interface with the foreshore reserve; and
- Ensuring front fences are open style and appropriate to the building era.

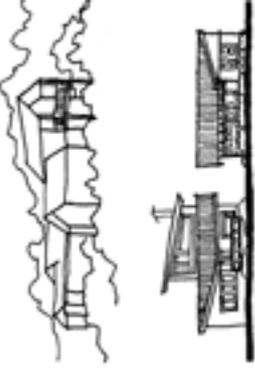
Issues / Threats

- Loss of pre WWII dwellings.
- Large, poorly articulated dwellings.
- Loss of street trees.
- High, solid fences.

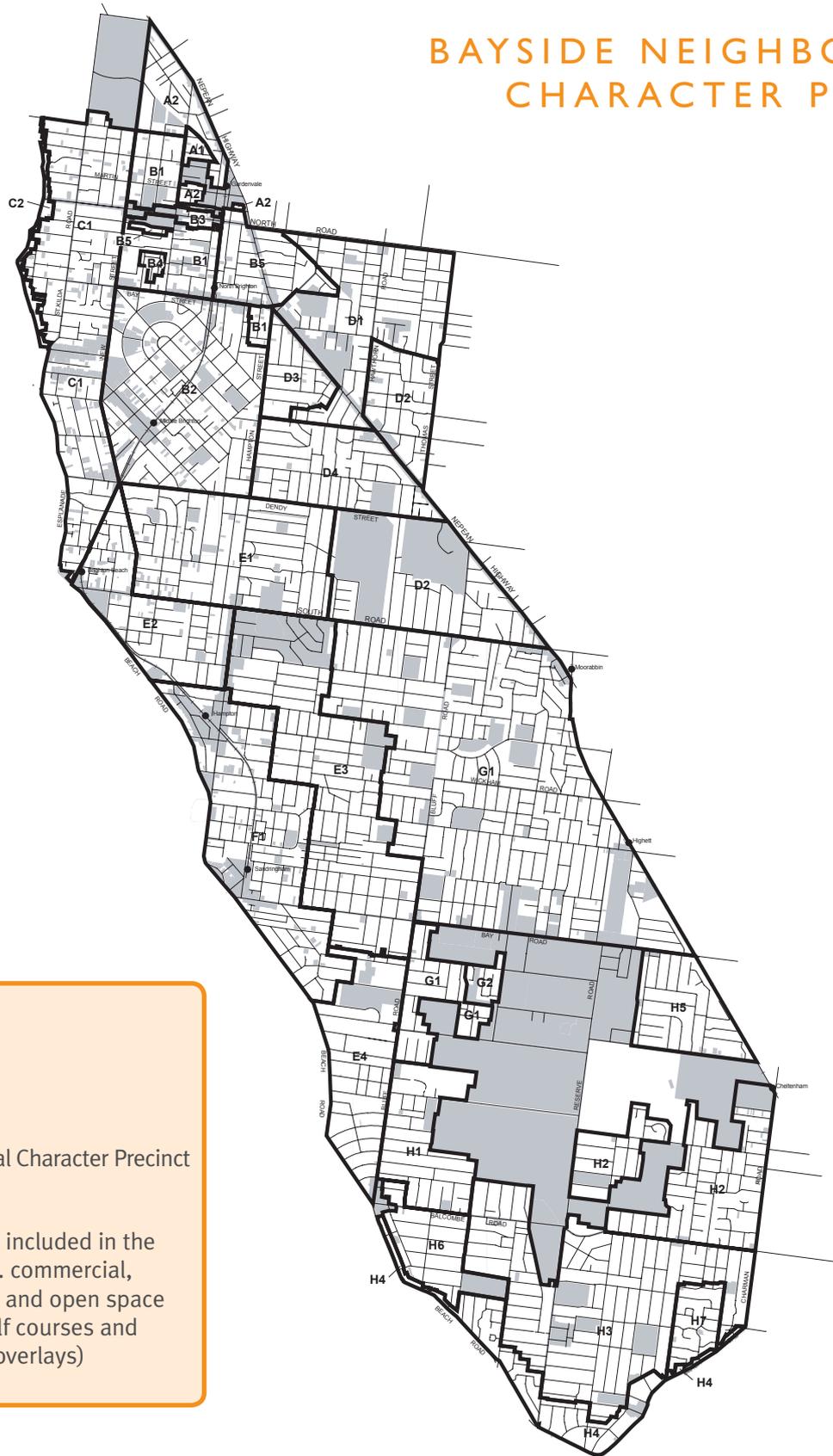
PRECINCT MAP



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"> Attempt to retain wherever possible intact and good condition dwellings that contribute to the valued character of the Precinct in designing new development. Alterations and extensions should retain the front of these dwellings and be appropriate to the building era. 	Demolition of dwellings that contribute to the valued character of the Precinct.	
Vegetation	To maintain and enhance the garden settings of the dwellings, and enhance the bayside vegetation character.	<ul style="list-style-type: none"> Retain established trees and vegetation. Replace any trees removed with species that will grow to a similar height. Encourage replanting of indigenous sandbelt vegetation. Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs, and indigenous coastal vegetation. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of trees.</p> <p>Planting of environmental weeds.</p>	
Siting	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"> Buildings should be sited to allow space for the planting 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.	
Building Height and Form	To minimise the loss of front garden spaces and the dominance of car parking structures.	<ul style="list-style-type: none"> Locate garages and carports behind the line of the dwelling. 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 structures that dominate the façade or view of the dwelling.	
	To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> Recess second storey elements from the front façade. 	High pitched or mansard 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. 	Large bulky buildings with flat, poorly articulated front wall surfaces.	

Character Element	Objective	Design Response	Avoid	Illustration
Materials and Design Detail	To reflect the lightness of the streetscape created through the use of a mix of appropriate building materials and finishes.	<ul style="list-style-type: none"> Incorporate a variety of timber or other non-masonry wall materials where possible. 	Heavy materials and design detailing (eg. Large masonry columns and piers).	
Front Boundary Treatment	To maintain the openness of the streetscape and views to the dwellings.	<ul style="list-style-type: none"> Provide open style front fences, other than along heavily trafficked roads. Front fence style should be appropriate to the building era. 	High, solid front fencing.	
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</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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