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P R E C I N C T



BAYSIDE CITY COUNCIL

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# NEIGHBOURHOOD CHARACTER REVIEW

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



## 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

The roads in this area track around and over a dunal system that influences the coastal appearance of the streetscapes. Remnant coastal vegetation and tall indigenous trees are informally located on the wide couch-grass verges and in many of the front and rear gardens. The topography peaks at the crest of the dunes and then falls away where the streets become more formal with sealed roads, concrete kerbs and

many high fences. Road layout and materials are less formal around the ridges of the dune formation and are flanked by remnant coastal vegetation that flows into front gardens. Throughout the area, the dwellings are generally double storey with mixed styles including Post-War, 1950s Modern, contemporary and some reproduction styles.

## VALUED CHARACTERISTICS

- Architecture is predominantly 1950s Modern and Post-War dwellings.
- Roof types are generally a mix of low pitch and flat styles.
- Building materials predominantly brick with tile roofing, with some flat corrugated iron roofed dwellings and a slight mix of other materials such as render and timber.
- Front setbacks vary from 6 – 7m, some infill dwellings have small 4 – 5m setbacks.
- Side setbacks are predominantly 1m from boundary with garages and driveways to the boundary on one other.
- Predominantly double storey houses, particularly closer to the waterfront. West of Reserve Road there is a greater mix of single, double and occasional three storey and split-level houses.
- Some areas with mixed front fencing styles and other areas with coastal vegetation at the front boundary.
- In some parts of the precinct the topography rises steeply to hilltops.
- Gardens are generally established and bushy with mixed species with some simple, exotic gardens found further away from the waterfront. There are some remnant coastal gardens with native canopy trees located on the hilltops.
- Street trees are native with a mix of indigenous and other trees, and irregular and regular planting. There are some remnant coastal trees in the verges of the hilltop streets.

## 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.

### The preferred character will be achieved by:

- Strengthening the bayside character of the area through the planting of indigenous coastal species;
- Ensuring buildings are set back from both side boundaries;
- Ensuring car parking structures and vehicular access do not dominate the streetscape;
- Encouraging innovative architecture that reflects the coastal setting;

- Using building materials and finishes that complement the coastal location;
- Ensuring development adjacent to the foreshore is designed to provide an interesting and attractive built form interface;
- Encouraging the use of no or low, open style front fencing; and
- Encouraging building design along Beach Road that is responsive to the coastal edge.

### Issues / Threats

- Buildings, including car parking facilities, that dominate the streetscape.
- Buildings that do not reflect the coastal setting.
- Heavy design detailing.
- Loss of coastal species and exclusive use of exotic species.
- Boundary to boundary development.
- Formal street treatments where informal treatments exist.

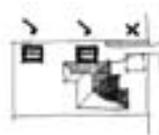
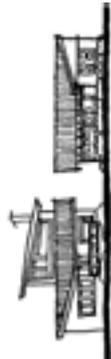
# PRECINCT MAP

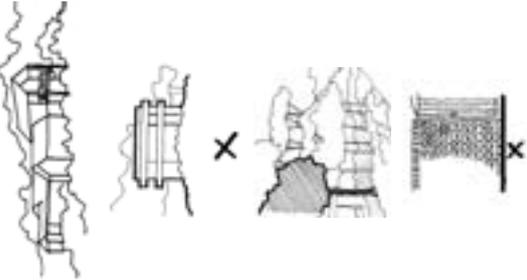


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PRECINCT

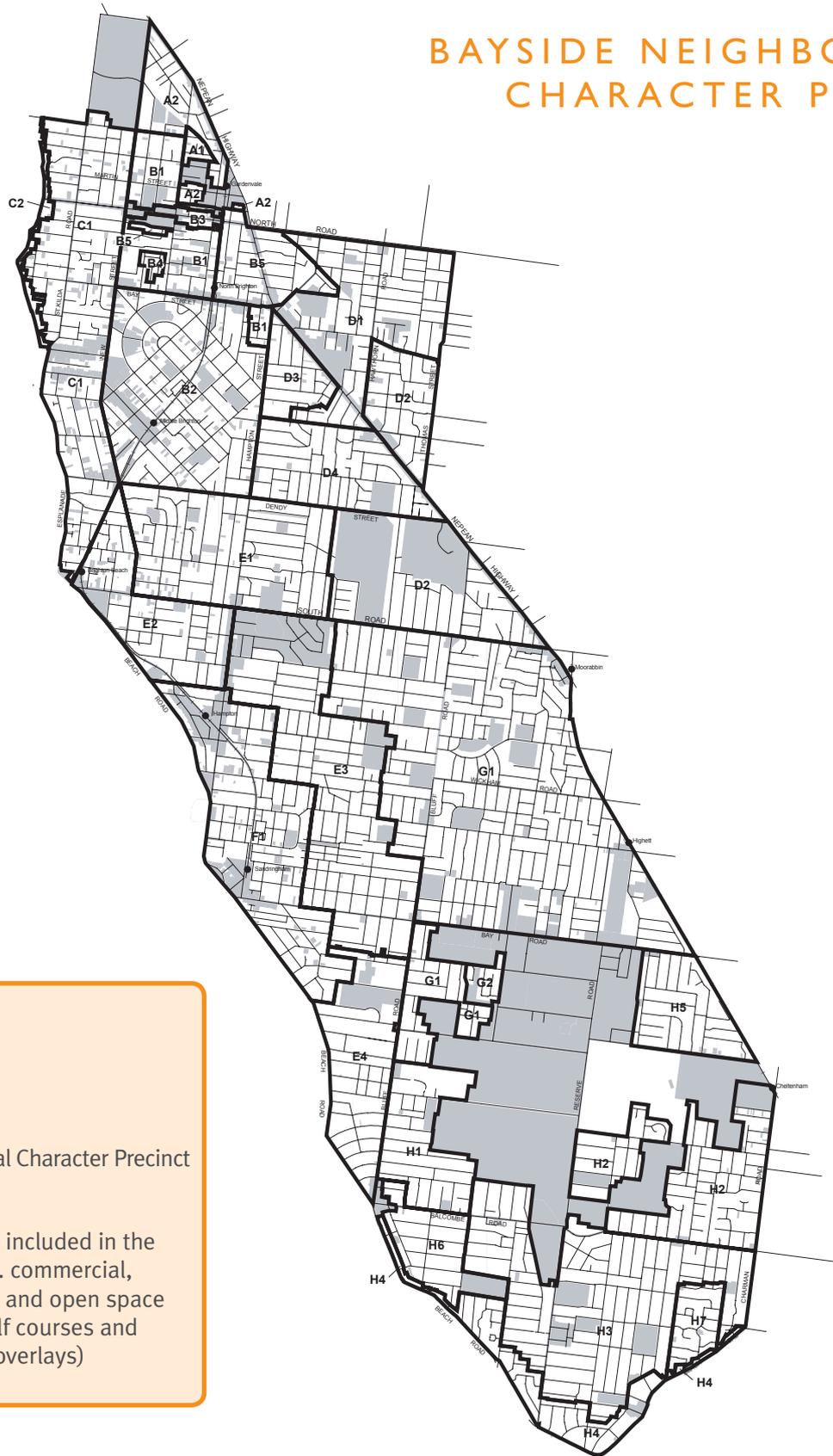
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**Precinct Area**

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To enhance 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> <li>Dwellings should be sited to create the appearance of space between buildings and to accommodate substantial vegetation.</li> </ul>	<p>Lack of a landscape plan. Removal of large established trees. Use of exotic species and planting of environmental weeds</p>	
Siting	To maintain the rhythm of spacious visual separation between buildings.  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 and the front setback area is retained as predominantly garden space.</li> </ul>	<p>Car parking facilities that dominate the façade or view of the dwelling. Creation of new crossovers and driveways or wide crossovers. Front setbacks dominated by impervious surfaces.</p>	
Building Height and Form	To ensure that new buildings and extensions do not dominate the streetscape.			
	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 balustrading.</li> </ul>	<p>Large, bulky buildings with poorly articulated front and side wall surfaces. Heavy design detailing (eg. Masonry columns and piers). Highly reflective materials or glazing.</p>	

Character Element	Objective	Design Response	Avoid	Illustration
Materials and Design Detail	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>Period reproduction styles and detailing.</p>	
Front Boundary Treatment	To maintain the openness of the streetscape and views to coastal garden settings.	<ul style="list-style-type: none"> <li>Provide open style front fencing, other than in exceptional circumstances.</li> </ul>	<p>High or solid front fencing.</p>	
Beach Road Environs	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>Flat, poorly articulated roof forms and facades visible from the public domain. High, solid front fencing on Beach Road.</p>	

# BAYSIDE NEIGHBOURHOOD CHARACTER PRECINCTS



## 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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