



City of Bayside Urban Character Report

Final Report

December 1999
Ref: 4082#4

Table of Contents

1. INTRODUCTION	4
PURPOSE OF THE STUDY	4
DEFINITION OF URBAN CHARACTER	4
METHODOLOGY	5
STAGE 1:BACKGROUND URBAN CHARACTER AND DESIGN GUIDELINE STUDIES	6
STAGE 2:URBAN CHARACTER STUDY AND URBAN CHARACTER DESIGN GUIDELINES	7
2. PLANNING CONTEXT	9
MUNICIPAL STRATEGIC STATEMENT	9
3. COMMUNITY VALUES	10
THE ASSESSMENT OF URBAN CHARACTER	10
COMMUNITY VALUES AND PERCEPTIONS	11
DESIGN GUIDELINES FOCUS GROUP RESULTS	15
4. URBAN CHARACTER FINDINGS	17
OVERVIEW OF URBAN CHARACTER	17
CHARACTER STATEMENTS	19
CHARACTER AREA A	19
CHARACTER AREA B	22
CHARACTER AREA E	34
CHARACTER AREA F	38
CHARACTER AREA G	42
5. DESIGN GUIDELINES	49
PURPOSE OF THE GUIDELINES	49
THE CITY OF BAYSIDE’S DESIGN AND DEVELOPMENT OBJECTIVES	49
RESIDENTIAL OBJECTIVES	50
SITE ANALYSIS	50
INFRASTRUCTURE	51
NEIGHBOURHOOD CHARACTER	51
SITE LAYOUT AND LANDSCAPING	52
ENERGY EFFICIENCY	52
BUILDING ENVELOPE	52
VISUAL AND ACOUSTIC PRIVACY	53
CAR PARKING AND VEHICLE ACCESS	53
PRIVATE AND COMMUNAL OPEN SPACE	53
SITE FACILITIES	53
DENSITY 53	
BAYSIDE DESIGN AND DEVELOPMENT GUIDELINES	54
HOW TO USE THESE GUIDELINES	54
SITE ANALYSIS	54
BAYSIDE NEIGHBOURHOOD CONTEXT ASSESSMENT GUIDE	55
6. BAYSIDE DESIGN & DEVELOPMENT GUIDELINES	62
ELEMENT	62
OBJECTIVE	62
TECHNIQUE	62
AVOID	62
STAGE 1:BACKGROUND URBAN CHARACTER SURVEY WORK	69
STAGE 2:BACKGROUND URBAN CHARACTER DESIGN GUIDELINES	71

Figures 1-17 (are located at the end of this report) **From Page 74 onwards**

1. Introduction

The City of Bayside covers 37km² and commences approximately 8 kilometres south east of the Melbourne Central Business District. Bayside is a well-established residential area comprising the suburbs of Elsternwick, Brighton, Brighton East, Hampton, Moorabbin, Sandringham, Highett, Cheltenham, Black Rock and Beaumaris. To support its residential areas, the City provides a diversity of additional landuses and activities including: -

- strip shopping centers along many main roads;
- areas of industrial activity mainly south of Bay Road;
- light industrial and peripheral sales areas along the Nepean Highway;
- schools and golf courses;
- passive and active parkland; and
- areas of remnant bushland and heathland.

The municipality stretches for 17 kilometres along Port Phillip Bay and the coastline offers a variety of environments including cliffs, beaches, areas of natural coastal vegetation, breakwaters and many other recreational facilities.

The interplay of these activities and their associated physical characteristics has established a particular identity for Bayside that is both recognised and valued by the community. It is also acknowledged that these elements must be managed to ensure their value is both sustained and improved.

In recent years, the City of Bayside has witnessed growing concern regarding the impact of development on the urban character of Bayside. It is within this context the City of Bayside sought to develop the Urban Character Study, which aims to provide a concise reference document for use by Councilors, council officers, developers and residents to inform decision making.

Purpose of the Study

The document aims to provide clarity and certainty to those involved in the management and development of Baysides urban environment through the: -

- identification of community values and perceptions;
- identification of urban character areas, that is, areas displaying homogenous, or similar characteristics;
- assessment of the relative value, or contribution of the identified character;
- definition of the preferred future character of identified areas; and
- identification of design guidelines to assist in the realisation of the preferred future character.

Definition of Urban Character

Throughout the course of the study, the following definition of urban character has been developed:-

Urban character is based on the interplay of the buildings, streets, and natural environment which accommodate the evolving social, functional and cultural needs of the community, and visitors of Bayside. Urban character is a composite assessment of the values that most clearly express the nature of an area to residents and other users.

Methodology

The City of Bayside adopted a two-tiered approach to the development of the Urban Character Study. A stepped approach was adopted as it was recognised that the identification and assessment of urban character, the subsequent definition of appropriate objectives, and development of design guidelines is a complex task. The two stages were: -

- 1) Background Urban Character and Design and Development Guideline Studies; and
- 2) Resolution of the Urban Character Survey Work and Design Guidelines.

Furthermore, it was recognised that the community and Council undergo a process of learning and reflection both throughout the study process, and as the influences of change, both positive and negative, become more apparent within the municipality. Additionally, Council sought to produce a development philosophy and set of guidelines, which responds to community concerns and has widespread community recognition and support. Therefore, a stepped process offered an appropriate degree of review by the Council and community to be undertaken prior to the next stage being commenced.

These two stages are discussed in further detail below.

Stage 1: Background Urban Character and Design Guideline Studies

This report builds on 1997 studies regarding Urban Character and Design and Development Guidelines. These studies identify issues and outcomes relevant to the current study and involved the following: -

- A comprehensive Physical and Photographic Survey of the City of Bayside
- Urban Character Inventory
- In-centre surveys of the residents of Bayside
- Focus group meetings with residents of Bayside
- Policy Synthesis for the development of Design Guidelines
- Visual Survey for the development of Design Guidelines
- Consultation for the development of Design Guidelines including:-
 - *Workshop with Council planning and Building staff*
 - *Focus Group Meetings*
 - *Community Meetings*
 - *Community Feedback*
- Design Guidelines Document

For further detail regarding the methodology, refer to Appendix 1.

The background urban character and design guidelines work provided the following outcomes: -

- Identification and assessment of the key factors that contribute to the creation of a particular character of identity within various areas of Bayside.
- Identification of the perceptions and values of Bayside residents.
- Identification of background character areas.
- Definition of the urban design guidelines to be employed in the management of the City of Bayside's urban character.

Stage 2: Urban Character Study and Urban Character Design Guidelines

The City of Bayside, having completed their background investigations into urban character and responsive design guidelines, then sought to further refine the interface between the Urban Character Study work and the Design Guidelines. This stage has been undertaken to ensure the knowledge and experience accumulated throughout both the background study processes, and through witnessing the form and character of development occurring within Bayside throughout the period of the study, will contribute to the final document. To achieve this, the following stages have been undertaken: -

1. Evaluation of the background studies

A review of the background urban character and design guidelines studies was undertaken. The purpose of the review was to assess the content, methodology and recommendations, in light of the changing environment of the City of Bayside. This review provided a valuable source of information and analysis for the further development of the Urban Character Study.

2. Field work and assessment

Field work and assessments were undertaken in order to define areas of homogenous urban character. This work comprised:-

- aerial photography analyses, to identify patterns of development, lot sizes, patterns of landuse, vegetation cover, site coverage and other elements that influence urban character. These analyses were considered to be the 'first level' evaluation of areas.
- site visits and surveys. A sampling technique was adopted for the site survey, with 120 sites being selected for survey via the aerial photography surveys. Survey sites were selected on the basis of:-
 1. being relatively evenly distributed through the municipality and across the identified urban character area;
 2. representative of the diversity in urban form and character as assessed from the aerial photo survey.

These site surveys were supplemented with site visits to approximately 120 streets within the municipality to more closely determine the boundaries of urban character areas. The field survey form is attached in Appendix 2.

3. Definition Character Area

Synthesis of the information collected throughout the first two stages of the methodology allowed the identification of Urban Character Areas, or areas that displayed relatively homogenous characteristics. A description of character areas was developed and the elements that contribute to the creation of this character (i.e. the contributory elements) were identified.

In developing these character area definitions, the following issues were also assessed: -

- Identification of potential threats to the character. Threats to areas and character were identified through:-
 - a) reference to results of community consultation undertaken in previous stages of the process; and
 - b) the site visits and survey techniques.
- Assessment of the relative value of the character area and its contributory elements.

4. *Preparation of desired future character statements*

The desired future character statements were derived as a result of the assessments undertaken in the previous stages. The existing urban character, the valued or significant elements, community values and perceptions, and threats to the character were considered throughout the development of these statements.

5. *Review and resolution of design guidelines*

The resolution of design guidelines required the identification of the conditions necessary to achieve the stated preferred character for a character area.

6. *Policy control mechanisms*

Throughout the study it was recognised that character areas would require differing management responses in order to achieve the desired future character. In order to clarify the required management response, a series of policy statements have been developed to clearly define the intended influence of management within character areas.

2. Planning Context

This study forms a key component of identifying and understanding the make-up of the City's urban fabric. Along with other strategic studies commissioned by Bayside Council including the: -

- Heritage Review;
- Residential Strategy;
- Review of Height Controls; and
- Vegetation Character Assessment.

The Urban Character Study will form a basis for review of the Council's policies relating to development within the City and will assist in determining Council's broad policy with respect to Housing as set out in the MSS.

Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is a key element of the New Format Bayside Planning Scheme. Along with other local policies, the MSS forms the Local Planning Policy Framework (LPPF) setting out both a local and regional strategic policy context for the municipality.

The role of the MSS is to provide a vision for the future development of the whole municipality, identify and develop long-term directions about land use and development, and provide a vision for the community and other stakeholders. It has clear links with the Corporate Plan and the State Planning Policy Framework.

It is now a requirement of the Planning and Environment Act that a Council prepares a MSS and reviews it regularly. The policy context contained in the MSS will contribute to a strategic basis for the introduction of specific planning controls identified as necessary for protecting important physical aspects of the urban fabric as well as those aspects of the urban environment valued by the community.

The key strategic goals set out in the MSS are consistent with the major findings of this character study. Specifically the MSS identifies: -

- The importance of the foreshore to the urban character to the City;
- The need to protect the important character elements off the City through appropriate planning controls;
- The importance of protecting the vegetation in the Beaumaris area where it has been recognised there is an important vegetation link between both the public and private domains.

The MSS was written prior to the completion of the Urban Character Report and therefore, it is recommended that where inconsistencies are present the MSS be re-written to reflect the findings of this report.

3. Community Values

The Assessment of Urban Character

The assessment of urban character is undertaken to determine the relative value or importance of areas or elements within the urban environment. It is an important step in the strategic management process as it allows the determination of appropriate levels of protection, control or change that should be sought across different areas and circumstances.

To date, the assessment of urban character has often been reliant on quantitative criteria such as the 'dominant' architectural style. While this approach offers criteria that enables the assessment of urban character through physical surveys and analyses undertaken by independent professionals, the approach fails to address a number of important considerations present within an urban environment. These conditions include the cultural or social importance of the landscape or environment to the population who have chosen to live in the area. These elements of the urban environment have a significant influence on the values, beliefs and expectation of the community, as noted by Krupat:-

'It is a widely acknowledged fact that human beings are products of their social and physical backgrounds. We reflect the groups and places we are or were once a part of, and judge present and future experiences in the context of our past experience...the physical context in which one grows up and the places in which one lives are every bit as important as one's genetic endowment or social class in determining behaviour' (Krupat, 1985, p.xi)

It is also noted that it is not necessary for a landscape to be of national heritage significance, or of particular architectural merit, or any other traditional, quantifiable criteria for it to influence people and be considered of value by a community. Indeed, the value of an element or area can lie in its 'commonality' or 'ordinariness', which allows individuals to identify with others and form a common understanding of their values and expectations for themselves and their environment. Lynch comments:-

'...the landscape plays a social role as well. The named environment familiar to all, furnishes material for common memories and symbols which bind the group together and allow them to communicate to one another' (Lynch, 1960, p.126)

This phenomenon has been clearly illustrated across Australia through the symbolism and meaning attached to the humble Hills Hoist, which is planted firmly in thousands of Australian backyards. These simple symbols have played a significant role in defining the character of Australian cities and culture, as: -

'Australian history is of a quieter kind...it consists of happenings so small, so everyday, so endlessly repeatable that they draw no attention to themselves...' (Hocking, 1990, p.49)

An assessment of the relative value or significance of urban character attributes within the municipality, and even within the wider city, must therefore be undertaken with reference to the attitudes and values of the community who choose to live within this environment.

Community values and perceptions

Throughout the background urban character work, a community survey was undertaken in order to explore community values and perceptions. Specifically, two techniques were used, these were: -

- 1) In-centre surveys and associated focus groups; and
- 2) Focus Groups;

These processes and the respective results are discussed below: -

In-centre Survey and associated Focus Group Results

As previously identified in Section 1.3 Methodology and Appendix 1, the background urban character work involved the undertaking of an in-centre survey to identify the key elements which influence urban character within Bayside. The results of the in-centre survey were then further explored through a series of Focus Group discussions.

The results of the in-centre survey were reinterpreted within the current urban character study and are provided on the following pages. It should be noted that, for clarity, the response categories indicated have been derived by grouping of similar responses, therefore, for example 'Amenity' may include responses including 'streetscape amenity' and 'general amenity'. : -

- *What are the important physical qualities in the Bayside Environment?*

Value	Percentage Response
Amenity	41%
Beach	26%
Services (including schools, transport etc)	14%
Quiet	10%
People	5%
Location	2%
Don't Know	1%
Nothing	1%

The amenity of the area, which includes elements such as streetscape and housing style and quality, was clearly identified as a valued element of the Bayside environment. The proximity of the beach and the ready access to a range of services including shops, schools and transport are identified as supporting important qualities within the municipality.

The emphasis the respondents have placed on amenity highlights the value they have assigned, as a group, to the existing character of the wider area of Bayside. This indicates there is a need to ensure elements of the urban environment the community value are not compromised or threatened by the process of change.

- *What are the important physical qualities differentiating Bayside from Surrounding Municipalities?*

Value	Percentage Response
Amenity	48%
Beach	20%
Services (including schools, transport etc)	8%
People	8%
Quiet	7%
Nothing	5%
Don't know	3%
Location	1%

It is clear, once again, that the amenity of the area, was clearly identified as a valued element in differentiating Bayside from other municipalities. These findings reinforce the value of the existing character of the City of Bayside to residents and implies the need for careful management to ensure these values are not forfeited through the development process.

Additionally, the proximity of the beach and the ready access to a range of services including shops, schools and transport are identified as supporting important qualities within the municipality.

- *What is the most popular area in Bayside*

Value	Percentage Response
Brighton area	27%
Beach	20%
Respondents residence	13%
Parks and Reserves	6%
Ricketts Point	5%
Retail Areas	4%
Landcox Park	4%
Golf Courses	3%
Nothing	2%
Hihett Shopping Centre	2%
Vincent Street	2%
North Road	2%
Whole area	2%
Church Street	2%
Other	10%

These findings highlight both the relative value of particular locations *within* the City of Bayside, but also illustrate the value places on the 'familiar' element of their own home. This clearly illustrates the importance of recognising the 'ordinary' or the 'everyday' within the urban environment.

- *Reasons for choice of the most popular area in Bayside*

Value	Percentage Response
Aesthetics and general amenity	42%
Recreation	13%
Retail Facilities	10%
Relaxation	9%
Don't know	7%
Meeting Place	7%
Housing Style	5%
Peacefulness	4%
Safety	4%

The value of the aesthetics and amenity of the City of Bayside are, once again, clearly identified as a significant factor in the respondent's perceptions of the city.

- *What are the issues to be addressed to improve the amenity of the Respondents street?*

Value	Percentage Response
Traffic and parking	28%
Trees/vegetation	21%
Streetscape maintenance (i.e. street lights, footpaths, nature strips etc)	18%
Nothing	8%
Waste management	4%
Improve drainage	4%
Pet control	3%
Parks management	1%

In identifying issues to be addressed to improve amenity, over two thirds of respondents have identified three primary foci for management, these are: -

- traffic management;
- vegetation management in both the public and private realms; and
- streetscape maintenance.

In addition to these issues the Focus Groups associated with the in-centre survey process identified four key issues, these were:-

1. Foreshore

Approximately 80% of residents felt a strong loyalty and attachment to the Foreshore, regardless of whether they lived close to it or not. The importance of the foreshore was attached to the notion of open space and not feeling confined.

2. Sense of neighbourhood

The neighbourhood and a 'village' feel was identified as a key issues within the focus groups. 65% of residents enjoyed being able to walk to their local shops and believed the opportunity to do this was important. The 'village' atmosphere was reinforced by friendly neighbours and shopkeepers.

In addition, the importance of accessible local shops and their role as a community focal point was identified throughout discussions. Limited through traffic in local streets was also identified as a contributing element to the amenity of the local area.

3. Vegetation

Trees were identified as an extremely significant element within the streetscape, with 72% of residents placing primary importance on vegetation. Issues of concern included the use of native or exotic species, tree replacement and maintenance, tree clearing and maintenance of crown land and weed control.

4. Environment

The focus groups illustrated the majority of respondent's felt that medium density housing (i.e. densities of one dwelling per 400m² or greater) would increase the environmental threat to the Bay. In particular respondents expressed concern regarding the impact of increased densities on the local drainage and hydrological patterns and cited the threats of increased overland water run-off to the environmental qualities of the Port Phillip Bay. Protection of the Bay as an environmental and recreational resource was voiced as a critical concern.

In addition, the focus group discussions provided the following insights to respondent's values and perceptions: -

- Respondents are prepared to accept increases in residential densities of a low scale; i.e. predominantly single storey
- Respondents were not opposed to, but did not strongly embrace modern architectural design. Respondents rejected large, stark designs which were considered to be 'out of character' with the streetscape in terms of scale and design.
- A prime consideration for medium density housing is the perceived 'appropriate' distance for landscaped setbacks from the street. Respondents expressed a preference for the 'softening' of hard surfaces along property boundaries through the use of trees. While respondents did not indicate a preferred setback within the municipality, the notion of achieving an appropriate balance between the setback and landscaping was supported.
- There is a perceived difference in housing quality and density between Bayside and surrounding residential areas. Bayside (despite a high degree of architectural diversity overall) is considered to have higher quality housing, a higher proportion of large-scale properties and a lower rate of flat development than surrounding municipalities.
- The overall scale of residential development in Bayside is perceived as being overwhelmingly low scale and predominantly characterised by one (and two) storey detached dwellings in garden settings and street based shopping strips.
- Resident perceptions of architectural character differences within Bayside are strongly linked to landscape character across the municipality. This perception is based around a number of features including the overall level of garden development and the relationship between houses and gardens, the impact of gardens within large lots, the transition from more formal landscape styles in the north to more native style gardens in the south, the impact of roadside vegetation, the major visual impact of parks and golf courses in the south and the distinctive characteristics of the coastal reserve.
- Beaumaris area, with its combination of golf course reserves, native tree planting and less formal road reserves is a visual 'icon' for many residents. Like the coast, this area functions as a reference point for those who do not necessarily live within that area, but who still have a psychological link to the area and consider its visual qualities to be a part of a wider group of residential values.

- The coast is an important recreation, environmental and visual resource that functions as an 'icon' for both residents and visitors. Its value is linked to those features generally associated with coastal landscapes, but also reinforced by the differences in landform, geology, remnant vegetation and general landscape character qualities that differentiate the Bayside coastal reserve from areas to the south and north.

Design Guidelines Focus Group Results

A number of focus group meetings were conducted in 1998 during the process of developing design guidelines. These focus group meetings allowed major issues to be identified for three 'macro-areas' within the areas are: -

1. Brighton, East Brighton;
2. Sandringham, Hampton, Highett and Moorabbin; and
3. Beaumaris, Black Rock and Cheltenham.

A summary of the major issues raised by each group has been provided below.

Brighton, East Brighton

The major issues arising from the focus group meeting concerned: -

- density - the proliferation of medium density developments taking place in Bayside
- site coverage - too many dwellings being built on residential blocks
- impacts - the negative impact on neighbourhood and nearby residences of medium density housing is not sufficiently addressed by current planning processes

Sandringham, Hampton, Highett and Moorabbin; and

The major issues arising from the focus group meeting concerned:-

- concern regarding the suitability of units for family life, and the provision of areas for children to live and play;
- lack of open space and gardens in new developments;
- the pressures new developments place on existing infrastructure;
- the quality of design and construction; and
- the need for Council to have greater control over medium density development.

Beaumaris, Black Rock and Cheltenham.

The major issues arising from the focus group meeting concerned:-

- The perceived 'special character' of Beaumaris and the threat dual occupancy poses to this character;
- Concern regarding the negative impacts development has on the environment;
- Concern regarding the extent of medium density housing development taking place; and
- The need for Council to have greater control in regard to medium density housing.

In addition a number of issues raised concern across the municipality, these issues included: -

- The loss of older homes and gardens;
- The loss of vegetation and the removal of trees of significant size; and
- Concerns regarding the impact of additional traffic generated by higher density development.

In summary, the community consultation illustrated the Bayside communities primary concern with the management of the following elements of urban character and form:-

- The protection and improvement of amenity, including the appearance of the house, garden and general appearance of the streetscape;
- The protection of vegetation and maintenance of a garden character throughout residential areas, including the protection of areas devoted to private gardens, and the enhancement of the public landscape;
- Ensuring the scale, density, setback and form of new development respects the characteristics, established patterns and quality of the existing streetscape.
- The protection of the environmental qualities of the Port Phillip Bay and wider Bayside environment.

These values provide the basis for the:-

- urban character assessments;
- desired future character statements;
- design guidelines; and the
- policy control framework

presented within this Urban Character Study.

4. Urban Character Findings

Overview of Urban Character

The urban character study sought to identify areas within Bayside that present different characteristics in order to formulate a framework for the management and improvement of Bayside's urban environment. The process of reviewing the urban character of the City of Bayside provided a number of broad insights into the character of the urban area. It was noted that:-

- Bayside has clearly defined physical boundaries in the form of the coastal edge, the Nepean Highway and rail line and therefore, a strong sense of geographical location.
- Bayside residential precincts retain relatively low level, street based retail shopping and transport interchange areas that maintain a 'village' atmosphere and a sense of local identity for many residents.
- The City of Bayside may be characterised by a high degree of diversity, not only across the entire municipality, but also within individual streets. The diversity evident within individual streets introduces a 'layering' of architectural styles representing many different eras of development. The 'layering' of styles is a valuable component of the urban character and the retention of older examples of development is an important requirement for the maintenance of this character.
- Despite the diversity evident in architectural styles, Bayside residential precincts consistently present relatively low scale development with individual homes separated from neighboring homes and the street by a landscaped setback, with articulated facades and roof lines.
- Vegetation provides an important defining and unifying characteristic across the municipality. Landscaping in the northern regions is more formal and provides a mixture of both native and exotic plantings, while the southern regions of the municipality provide an increasingly natural and native appearance. Rear gardens often provide plantings of larger trees which creates a green backdrop to the street. Many areas throughout the central sections of the municipality could benefit from the improvement of both public and private landscapes.
- The Beaumaris area, with its combination of golf course reserves, native tree planting and unstructured road reserves is a clearly distinguishable area and a visual 'icon' for many residents. Like the coast, this area functions as a reference point for those who do not necessarily live within that area, but who still have a psychological link to the area and consider its visual qualities to be a part of a wider group of residential values.
- The coast is an important recreation, environmental and visual resource. Its value is linked to those features generally associated with coastal landscapes, but also reinforced by the differences in landform, geology, remnant vegetation and general landscape character qualities that differentiate the Bayside coastal reserve from areas to the south and north. The urban form present along many of the coastal areas differs to that of areas of Bayside inland from the coastal boulevard, in regard to the scale and form of development. Coastal development, particularly toward the northern sections of Bayside, is characterised by substantial individual homes on larger allotments with well-established gardens.

The process of identifying areas of relatively homogenous urban character areas within the City of Bayside resulted in the identification of nine urban character areas. Figure 1-17 (**located at the end of this report**) illustrates these areas. It should be noted that due to the diversity within Bayside the urban character areas are often not separated by clear boundaries, and the edges of adjacent character areas represent areas of transition from one character area to another. Therefore, Figure 1, Urban Character Areas, has identified specific boundaries to Urban Character Areas largely for administrative convenience while acknowledging, at the margin that these urban character areas often blend from one Area to another.

Character statements

Character Area A

Urban Character Summary Statement

The area illustrates a high degree of internal consistency, being characterised by, smaller Victorian and Edwardian timber cottages on small to medium allotments. Allotments have established minimal to moderate garden development, which is supported by small to medium avenues of street tree planting.

The low scale, low intensity built form with a consistent setback and rhythm are the defining elements of the streetscapes, with the landscaping playing a supporting role.

The dominant attributes of the area relate to the low scale, detached building style and the visual links established between the dwelling façade and the street.

Urban Character Assessment

Elements that are valued by the community are:-

- The presence of detached, Victorian and pre-1940's dwellings, with well articulated facades and rooflines;
- The relative consistency of the streetscape with regard to low scale, setback and style of development; and
- The provision of predominantly small-scale exotic and mixed gardens which softens the relationship between the built form and the street.

Dominant Contributory Elements

Dominant elements	Assessment
Architectural style & characteristics	The area is notable for the degree of architectural consistency in the area, and specifically within many individual streets. The area is predominantly Victorian and federation single and double fronted dwellings. Minor to moderate level of infill of 1960's to 1990's isolated developments. Important elements include:- Iron and terracotta tiled pitched roofs Roughcast panels on facade Decorative ironwork or timber fretwork Articulation of façade via a prominent verandah Use of multiple building materials and colours within the facade
Building materials	The area is dominated by weatherboard and red brick construction.
Building setbacks	The physical separation and 'articulation' of the built form created by front, rear and side setbacks is an important streetscape characteristic. Front setbacks vary from 4 – 7 metres across the area. The consistency of setbacks (ie. continuous 4 m setbacks) are a significant element in defining the streetscape character in many streets. Driveways, where provided generally offer a side setback on one side of the property. Side setbacks of 1 – 1.5m dominate of the 'non-driveway side.
Built form height	Dwellings are predominantly single storey. Second storeys within older buildings are often incorporated into a dormer style roof, or are setback from the ground floor façade by several metres.

Private landscapes	Fencing often visually dominates the streetscape. Styles are varied, with both timber picket and solid brick styles, however these are generally of a low to medium height (i.e. less than 1.5m). Private gardens provide a moderate contribution to the streetscape, being characterised by established, exotic and mixed plantings. Gardens usually contain small to medium shrubs with scattered medium specimen trees.
--------------------	---

Other Key Contributory Elements

Dominant elements	Assessment
Landform	The area is generally flat.
Land use	The predominant land use in the area is residential, with a number of small strip retail centres along arterial and collector roads (with the exception of Martin Street).
Subdivision Pattern	Subdivision pattern is a modified grid.
Heritage values	Refer City of Bayside Heritage Review, specifically:- Head Street Precinct Hamilton Street Precinct Martin Street Precinct
Vehicle access and storage	Smaller allotments often do not provide on site carparking. Where on site car parking is provided, side driveways with rear or side carports or garages prevail.
Public landscape	Small to medium (i.e. less than 7m) street trees are planted in most streets. Mixed species are represented including Lophostemon and Melaleuca. Many streets include bluestone kerb and channeling. Elster creek reserve offers significant opportunities for improvement.
Special features or values	Elster Creek traverses the area. The creek is contained within a concrete channel and surrounded by open space. The creek reserve offers significant opportunities for improvement.
Recreation values	Elsternwick Park offers a significant open space resource for the area and provides opportunities to develop a network of open space with the adjacent Elster Creek. Elster Creek offers significant potential for the development of a linear park offering a passive recreation resource within the area.

Potential threats to the character and contributory elements

There are a number of specific elements that may degrade the valued character of the area. These include: -

- Reduction in the continuity or consistency of architectural style in streetscapes comprised predominantly of Victorian and Federation dwellings;
- Demolition of individual homes representing the Victorian or Federation cottage style.
- The introduction of new buildings or extensions which significantly deviate from the established patterns of scale, form and mass of building.
- Significant alterations to the building material used within the street.

- The introduction of built elements, including carports or a garage to the front of the property which interrupts the established setback pattern of the street, or reduces the potential for the inclusion of a garden.
- Construction of solid, tall fences.

Desired future character statement

The area should seek to reinforce and enhance the character established by the pre-1940's dwellings and streetscapes, which present a high degree of consistency in architectural style and form.

New dwellings and extensions to existing dwellings should be developed in a style and form that is consistent with the overall scale, massing and proportion of the established style of housing within the street and maintain the development pattern of detached cottage style housing and encourage the development of a garden setting with low front fences. Dwellings should incorporate sympathetic material and forms, including roof pitch and articulation of façade.

The siting of new developments on allotments should reflect the established setback patterns of the street, including both front, rear and side setbacks.

Significant elements of the public landscaping should be retained and enhanced, specifically a program of street tree planting should seek to increase the consistency of street trees, and provide stronger links to areas of open space.

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit is obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area B

Urban Character Summary Statement

Character Area B is the oldest residential area of Brighton, with characteristic and unique subdivision layouts at its centre. The area is largely defined by default, or exclusion from the surrounding areas, which illustrate a higher degree of consistency and unity than this area. The Area displays varying streetscapes incorporating architectural styles from Victorian to interwar with modest 1940's- 1990's infill developments on medium to large lots.

Exotic gardens and large-scale street tree plantings provide a relatively formal setting and encourage the visual separation of dwellings from their neighbors.

The defining attributes of the area include the low scale, detached building style with detailed and articulated facades and rooflines. The relationship between buildings, private gardens and street trees is important in both creating separation between dwellings and encouraging a unified streetscape.

Urban Character Assessment

Elements that are valued within the character area include:-

- the variety of dwelling styles in particular the presence of Victorian, Edwardian, Federation, interwar and post war dwellings.
- The consistency of low scale, detached dwellings offering articulated facades and rooflines.
- established gardens and avenues of large street trees which create a relationship between the built form and the street and enhance the separation of individual dwellings.

Dominant Contributory Elements in the Streetscape

Dominant contributory elements	Assessment
---------------------------------------	-------------------

Architectural style & characteristics	Character Area B displays a high degree of diversity in architectural styles both within the area and individual streetscapes. This character area has been identified 'by default', as it does not display the consistency in architectural style, form or scale evident within adjacent character areas.
---------------------------------------	--

Architecture styles represented within the area include Victorian, Edwardian, Federation, timber and brick cottages, timber and brick bungalow styles, interwar and post war brick and rendered double and triple fronted dwellings and infill development from the 1960's, 1970's, 1980's and 1990's.

Building materials	The area displays a variety of building materials including red and clinker brick, roughcast or rendered facades and weatherboard dwellings are also evident. Despite the diversity in architectural styles, important elements include:- Inclusion of several different materials or colours within the façade Terracotta, ceramic tiled or iron pitched roofs. Articulation of façade often via double or triple fronted form and/or covered porch or verandah. Many more recent developments deviate significantly from these elements with the presence of:- Single materials or colour schemes across facades; Flat roofs Upper storeys (on double storey dwellings) aligned with ground floor façade, creating greater visual bulk and intrusion into the street.
--------------------	--

Building setbacks	<p>Setbacks vary considerable throughout the area, as does the dwellings position on the allotment. The area is unified however, by the physical separation and articulation of the built form created by front, rear and side setbacks is an important streetscape characteristic. Front setbacks vary from 5 – 9 metres across the area.</p> <p>Driveways generally provide a side setback on one side of the property. Side setbacks of 1.2-1.5m dominate on the ‘non-driveway’ side.</p>
Built form height	<p>Dwellings are predominantly single storey. Second stories within older buildings are often incorporated into a dormer style roof, or are setback from the ground floor façade by several metres, and continue the detailing of the ground floor.</p> <p>Modern developments are predominantly two storey in form, often with the second storey aligned with the ground floor façade, creating greater visual bulk and intrusion into the street.</p>
Heritage values	<p>Refer City of Bayside Heritage Review, specifically:-</p> <ul style="list-style-type: none"> North Road Precinct Orchard Street Precinct Elm Grove Precinct Cowper Street Precinct Durrant Street Precinct Hector Street Precinct Male Street Precinct Loller Street Precinct Munro Street Precinct
Private landscapes	<p>Fencing often dominates the streetscape. Styles are varied, with both timber picket and solid brick styles. Fencing are generally medium to tall in nature and reduces the sense of transition between the house, private garden and the street.</p> <p>Private gardens offer a moderate contribution to the streetscape, being characterised by established, mixed native and exotic plantings. Gardens contain a moderate covering of shrubs with scattered medium to tall specimen trees, often located in rear gardens, and providing an important backdrop to dwellings and the street.</p>
Public landscape	<p>There are a number of new developments with very limited or no vegetation. A variety of small, medium and large, native and exotic street trees are planted throughout the area. Species include Eucalyptus, Lophostemon, Melaleuca, Platanus and Quercus species. The street trees play a significant role in the character of the streetscape, and assist creating a transition, or relationship between the private gardens and the public street.</p> <p>Many streets include bluestone kerb and channeling.</p>

Other Key Contributory Elements

Dominant contributory elements	Assessment
Landform	The land form is generally slightly undulating.
Land use	The predominant land use in the area is residential, with a number of strip retail centres along arterial and collector roads. Additionally, a number of larger, private schools are located within the area, and school buildings and playing fields provide a dominate component in the streetscape.
Subdivision Pattern	The area is characterised by both the presence of a grid pattern and the Dendy Special Survey subdivision, which combines both linear and curvilinear patterns.
Vehicle access and storage	On site carparking is generally provided with side driveways and rear or side carports or garages prevailing.
Recreation values	The area includes a number of open spaces and parklands including William Street Reserve and Wilson Reserve.

Potential threats to the identified character and contributory elements

There are a number of specific elements that may degrade the valued character of the area. These include: -

- Demolition of isolated examples of particular architectural styles in particular pre-1940's styles.
- Demolition of dwellings of pre-1940's architectural styles including Victorian, Edwardian, Federation, Interwar and Post War styles within streetscapes which have retained a notable degree of consistency of architectural style.
- Loss of garden areas and the reduction in the visual separation of dwellings by landscaping.
- Neglect of the public landscape in particular failure to maintain, replace and manage street trees and planting.
- Significant alterations to the building material used within the street, or limitation of materials and colours to monochrome.
- The introduction of built elements, including carports or garages to the front of the property which interrupts the established setback pattern of the street, or reduces the potential for the inclusion of a garden.
- The introductions of new buildings or extensions, which significantly deviate from the established patterns of scale, form and mass of building.
- Construction of solid, tall fences, which reduces the potential for a graded visual transition between the dwelling and the street.

Desired future character statement

The area should seek to retain and enhance the character established by the existing individual Victorian, Edwardian, Federation, interwar and post war dwellings, within the streetscape and their associated established gardens.

New dwellings and extensions to existing dwellings are to be developed in a style and form that is consistent with the overall scale, massing and proportion of the established style of housing within the street and maintain the development pattern of detached villa style housing and set within well-developed garden settings. Dwellings should incorporate sympathetic materials and forms, including roof pitch and articulation of façade.

The siting of new developments on allotments should reflect the established setback patterns of the street, including both front, rear and side setbacks to encourage the development of gardens which will reflect the established garden character of the area.

The area should seek to reinforce and enhance the of the established 'rhythm' of the existing streetscape, specifically: -

- the maintenance of single vehicle crossovers
- the maintenance of the pattern of street tree planting;
- the maintenance of 'articulation' or separation of dwellings from adjacent dwellings;
- and retention of bluestone kerb and channeling (where applicable).

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area C

Urban Character Summary Statement

Varying architectural styles from Victorian, Inter war and Post war, to modern on large lots. Buildings are generally of a larger scale with tall perimeter fences. Many of the older properties have large established gardens which dominate views over the fences and offer a ‘borrowed’ landscape backdrop to the street and the foreshore.

The area also presents a number of avenues of large street trees which respond to the scale of the homes and further the relationship of private gardens to the streetscape.

Key features of the area are the large scale of the built elements, set within large allotments with established gardens which both unify and separate dwellings in the streetscape and the relationship between the private gardens and the street trees.

Urban Character Assessment

The elements which are of value within the area include:-

- the pre 1940’s and post war dwellings;
- the ‘layering’ of styles whilst retaining a sense of consistency within the streetscape with regard to style and materials of development;
- the established pattern of larger scale dwellings sited within larger allotments with established of gardens which create a relationship between the built form and the street;
- the articulated and detailed building forms, materials and colours that are characteristic of older building styles;
- the presence of significant avenues of street trees and large; and
- location of the area along the coastline.

Dominant Contributory Elements in the Streetscape

Dominant Contributory Elements	Assessment
Architectural style & characteristics	The area presents a variety of architectural styles including federation, Edwardian, and bungalow style dwellings. There is strong evidence of a layering of development eras with scattered examples of development from the 1960’s, 1970’s, 1980’s and 1990’s throughout the area.
Building materials	<p>A ‘base’ of red brick, and roughcast or rendered facades is evident within the area. Although this federation/bungalow base has been eroded somewhat by later development, a number of important, relatively consistent elements are still visible, these include:-</p> <p>Terracotta or ceramic tiled pitched roofs</p> <p>Articulation of façade via double or triple fronted form, often incorporating a verandah.</p> <p>Use of multiple materials including brick, roughcast and half timbering across the façade.</p> <p>Many new dwellings have altered these established traditions considerably with the introduction of:-</p> <p>Flat roofs</p> <p>Symmetrical façade design</p> <p>Predominant use of rendering as façade treatment</p> <p>Use of a single material and colour across the facade</p>

Building setbacks	<p>There is a clear established relationship between the size of the allotment and the scale of the dwelling. The physical separation and ‘articulation’ of the built form created by front, rear and side setbacks is an important streetscape characteristic.</p> <p>Front setbacks vary from 7 – 8 metres across the area, although a number of isolated properties display setbacks in excess of 10m.</p> <p>Many newer properties are establishing setbacks closer to the street (approximately 5-6m).</p> <p>Driveways generally provide a side setback on one side of the property. Side setbacks of 2m+ dominate on the ‘non-driveway side.</p>
Built form height	<p>Dwellings are both single and double storey across the area. In older dwellings, the second level is often incorporated within an extended roof line or a dormer style roof. Modern developments are predominantly two storey in form, many offering no setback to the second storey.</p>
Heritage values	<p>Refer City of Bayside Heritage Review, specifically:- Normanby and Grosvenor Estates Precinct New Street and Dendy Street Precinct</p>
Private landscapes	<p>Fencing generally dominates the streetscape. Styles are varied, with solid timber, solid brick, rendered or semi transparent brick and ironwork. The fencing is generally tall, and creates a defining edge to the streetscape.</p> <p>Private gardens provide a strong contribution to the streetscape, being characterised by established, mixed native and exotic plantings. Gardens usually contain a medium to large lawn area, small, medium and large shrubs with a moderate cover of medium and tall specimen located in both front and rear gardens, and providing an important backdrop to dwellings, and fences in the street. Exotic plant species are predominant.</p> <p>The private landscape of more recent development is characterised by the reduction or removal of lawn areas, greater areas of paving, and small to medium shrubs and trees in smaller garden bed areas. These gardens therefore offer a lower degree of ‘borrowed’ landscape to the streetscape.</p>
Public landscape	<p>A variety of generally medium to large, native and exotic street trees are planted in impressive avenues throughout the area. Species include Lagunaria, Platanus and Ulmus species. The street trees play a significant role in the character of the streetscape, and assist creating a transition, or relationship between the private gardens and the public street.</p> <p>Many streets include bluestone kerb and channeling.</p>
Special features or values	<p>Links to the Foreshore Public Park and recreation Reserve.</p>
Recreation values	<p>The area provides strong links to the foreshore area. These areas could be further enhanced via the improvements to pedestrian links and amenities, including seating.</p>

Other Contributory Elements

Other Contributory Elements	Assessment
Landform	The landform is generally flat with a gentle slope towards the Foreshore.
Land use	The predominant land use in the area is residential.
Subdivision Pattern	Subdivision pattern is a standard to modified grid.
Vehicle access and storage	On site carparking is generally provided with side driveways and rear or side carports or garages prevailing. Many more recent developments have incorporated the garage entrance into the façade of the dwelling which has reduced the detailing of the façade.

Potential threats to the identified character and contributory elements

There are a number of specific elements that may degrade the valued character of the area. These include: -

- Reduction in the continuity or consistency of architectural style in streetscapes comprised predominantly of Federation, Interwar and Post War dwellings;
- Alteration to the established pattern of larger scale housing set on larger allotment.
- The reduction of area devoted to developing a garden with medium to large trees and shrubs to retain and reinforce the garden nature of the area.
- Removal of large, established garden plantings when redevelopment occurs.
- Significant alterations to the range of building material used within the street.
- The introduction of built elements, including carports or garages to the front of the property which interrupts the established setback pattern of the street, or reduces the potential for the inclusion of a garden.
- The introduction of new buildings or extensions which significantly deviate from the established patterns of scale, form and mass of building.
- Construction of solid, tall fences, which reduces the potential for a graded visual transition between the dwelling and the street.

Desired future character statement

The area should seek to reinforce the established character of the area, through the retention of individual Federation, interwar and post war dwellings, and streetscapes which present a high degree of consistency in architectural style and form.

New dwellings and extensions to existing dwellings are to be developed in a style and form that is consistent with the overall scale, massing and proportion of the established style of housing within the street. Dwellings should incorporate sympathetic material and forms, including roof pitch and articulation of façade.

The siting of new developments on allotments should reflect the established setback patterns of the street, including both front, rear and side setbacks. New development and building alteration should reflect the established scale and major design themes of the dwelling styles, in particular the maintenance of the of detached housing set within well established gardens.

Reinforcement and enhancement of the of the established ‘rhythm’ of the public landscape, specifically, the maintenance of single vehicle crossovers, and the pattern of street tree planting, and retention of bluestone kerb and channeling.

The area should seek to reinforce the established scale relationship between the home and the garden and to ensure the enhancement of the strong influence of private gardens on the overall streetscape character.

Significant elements of the public landscaping should be retained and enhanced, specifically a program of street tree planting should seek to maintain and enhance the consistency of street trees, and provide stronger links to areas of open space.

Maintenance of street tree planting and replanting of indigenous vegetation along the coastal reserves are key objectives.

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area D

Urban Character Summary Statement

Predominantly a mix of Edwardian and interwar detached dwellings on large lots. Building is generally single storey and well integrated with established gardens. Low fences enhance the relationship between gardens and street tree planting.

The most important attributes of the area are the low scale, well-detailed and articulated building forms, as well as the relationship between dwellings to their garden settings and the visual link to the street.

Urban Character Assessment

Elements which are of value within the area include:-

- The pre-1940's interwar and post war dwellings;
- the overall pattern of low scale, established detached housing within garden settings and the consistency of streetscapes within the area;
- the articulated and detailed building forms, materials and colours that are characteristic of older building styles;
- the provision of gardens which create a relationship between the built form and the street; and
- quiet residential settings with minimal traffic impacts.

Dominant Contributory Elements

Characteristics	Comments
Architectural style & characteristics	While presenting a variety of architectural styles, the area is notable for the degree of architectural consistency throughout many streets. The area is predominantly consists of inter war and post war double or triple fronted, and bungalow style dwellings. Minor to moderate level of 1960's infill development, and 1960's to 1990's isolated developments.
Building materials	The area is dominated by red and clinker brick, and roughcast or rendered facades. Some weatherboard dwellings are also evident. Important elements include:- Terracotta or ceramic tiled pitched roofs Predominance of red or clinker bricks Roughcast panels on facade Decorative brickwork on rendered or roughcast facades Articulation of façade via double or triple fronted form, often incorporating a covered porch or verandah.
Building setbacks	The physical separation and 'articulation' of the built form created by front, rear and side setbacks is an important streetscape characteristic. Front setbacks vary from 5 – 8 metres across the area. Driveways generally provide a side setback on one side of the property. Side setbacks of 1.2-1.5m dominate on the 'non-driveway side.
Built form height	Dwellings are predominantly single storey. Second stories within older buildings are often incorporated into a dormer style roof, or are setback from the ground floor façade by several metres. Modern developments are predominantly two storey in form.

Heritage values	Refer City of Bayside Heritage Review, specifically:- Cheeseman Street Precinct Berkeley Grove Precinct
Private landscapes	Fencing often dominates the streetscape. Styles are varied, with both timber picket and solid brick styles, with original fences being low, however renovated or new fencing is generally medium to tall in nature and reduces the sense of transition between the house, private garden and the street. Private gardens provide a moderate contribution to the streetscape, being characterised by established, mixed native and exotic plantings. Gardens usually contain small, medium and large shrubs with scattered medium to tall specimen trees, often located in rear gardens, and providing an important backdrop to dwellings and the street.
Public landscape	A variety of small, medium and large, native and exotic street trees are planted throughout the area. Species include Eucalyptus, Lophostemon, Melaleuca and Quercus species. To the north of Nepean Highway, formal street tree plantings play a significant role in the character of the streetscape, and assist creating a transition, or relationship between the private gardens and the public street. To the south of Nepean Highway, street space plantings provide the dominant contribution to vegetation character. Many streets include bluestone kerb and channeling.
Recreation values	The area includes a number of open spaces and parklands including Dendy Park, Landcox and Hurlingham Parks.

Other Contributory Elements

Characteristics	Comments
Landform	Flat to gently undulating
Land use	The predominant land use in the area is residential, with a number of local retail centres along arterial and collector roads.
Subdivision Pattern	Subdivision pattern is a standard to modified grid.
Vehicle access and storage	On site carparking is generally provided with side driveways and rear or side carports or garages prevailing.
Special features or values	Water channel dissects the area.

Potential threats to the identified character and contributory elements

There are a number of specific elements that may degrade the valued character of the area. These include: -

- Reduction in the continuity or consistency of architectural style in streetscapes comprised predominantly of Federation, Interwar and Post War dwellings;
- Demolition of individual homes representing the Federation style.
- Significant alterations to the building material used within the street.
- The introduction of built elements, including carports or garages to the front of the property which interrupts the established setback pattern of the street, or reduces the potential for the inclusion of a garden.

- The introductions of new buildings or extensions, which significantly deviate from the established patterns of scale, form and mass of building.
- Construction of solid, tall fences, which reduces the potential for a graded visual transition between the dwelling and the street.
- Removal of significant element of private landscape, or failure to replace high quality street plantings when required.

Desired future character statement

The area should seek to enhance the establish character based on the presence and form of existing individual Federation, interwar and post war dwellings, and of streetscapes which present a high degree of consistency in architectural style and form.

New dwellings and extensions to existing dwellings are to be developed in a style and form that is consistent with the overall scale, massing and proportion of the established style of housing within the street. Dwellings should incorporate sympathetic material and forms, including roof pitch and articulation of façade, and seek to maintain the maintain the development pattern of detached villa style housing and retain the existing character of well-developed garden settings.

The siting of new developments on allotments should reflect the established setback patterns of the street, including both front, rear and side setbacks.

Significant elements of the public landscaping should be retained and enhanced, specifically a program of street tree planting should seek to increase the consistency of street trees, and provide stronger links to areas of open space.

Reinforcement and enhancement of the established ‘rhythm’ of the public landscape, specifically, the maintenance of single vehicle crossovers, and the pattern of street tree planting, and retention of bluestone kerb and channeling.

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive *Site Analysis and Design Response*, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The *Bayside Design & Development Guidelines* are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area E

Urban Character Summary Statement

A varied mix of low scale renovated timber, brick and rendered Inter War housing, with some contemporary infill, in well-established garden settings with mainly low fences. Housing styles, building scale and lot size vary significantly with location across the character area.

The most valued attributes of the area relate to the low scale, well detailed and articulated building forms that are characteristic of ‘bungalow’ style housing and some later development, as well as the relationship between dwellings to their garden settings and the visual link to the street.

Urban Character Assessment

Elements that are valued by the community include:

- The overall pattern of low scale, established detached housing within garden settings and the consistency of streetscapes within the area.
- The articulated and detailed building forms, materials and colours that are characteristic of older building styles.
- The ‘green’ character established by private gardens and street planting, and the visual effect that is created by low front fences and street views.
- Quiet residential settings with minimal traffic impacts.
- Overall location and proximity to the coast.

Dominant Contributory Elements

Dominant contributory element	Assessment
--------------------------------------	-------------------

Era / Architectural style	<p>Predominantly Inter War housing styles (Californian Bungalow with a mix of other styles) with scattered 1950 - 1960’s brick veneer and one and two storey contemporary infill housing. Consistent elements that are evident across the area are:</p> <ul style="list-style-type: none">▪ Pitched or gabled terracotta tile roofs.▪ High roof profile with substantial eaves.▪ Well-articulated double and triple fronted forms, usually incorporating substantial verandahs and detailed window treatments.▪ Use of multiple building materials and colours within the façade.▪ Building placement that relates to a substantial front garden.▪ Low front fencing that is architecturally consistent with the architectural style of the dwelling.
---------------------------	--

Housing stock within the area has undergone extensive renovation, with second storey additions, garage and fencing development common. Many new dwellings have altered and diminished the character of the area by introducing:

- Flat roofs.
 - Symmetrical façade design with no eaves.
 - Uniform 2 storey development with unarticulated façade and rooflines.
 - Predominant use of rendered surfaces / single material.
 - Use of a single exterior colour.
 - Development of large garages and solid fences in the front setback area, and a consequent reduction in the size and visual character of the garden.
-

Building materials	<p>A mixture of weatherboard, brick and rendered materials within the Bungalow styles; red or cream brick older infill housing and a mixture of masonry and rendered building materials within contemporary housing styles.</p> <p>Renovated dwellings often contain building and fence elements in non-traditional materials and colours.</p>
Land use	Residential, with some strip centre retail / commercial development.
Building setbacks	<p>Building setbacks vary widely according to location, topography and the age of the development, but generally fall within the range 6 – 15m, with a common setback range of 7 – 10m.</p> <p>Driveways typically provide up to a 3 – 4m setback on one side of the dwelling, with 2m setbacks common on the non-driveway side.</p> <p>The physical separation and articulation of building forms created by front, rear and side setbacks are an important visual characteristic of streetscapes.</p> <p>Garages in pre 1960's housing is located at the rear or side of dwellings. Infill and renovated housing commonly has a garage or carport within the front setback that has a major negative impact on the visual character of dwellings and site landscape.</p>
Built form height	<p>Dwellings are generally single storey, however the large, pitched roof forms often result in a high building profile overall.</p> <p>Renovations to single storey dwellings occur as both roof space developments with dormer windows, and upper storey extensions with new roof lines.</p> <p>Building extensions which preserve an articulated roof form and an upper storey setback, most effectively maintain the valued character of the area.</p>
Private landscapes	<p>Private gardens contribute significantly to the visual character of the streetscape. Gardens are typically large, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas in both front and rear yards.</p> <p>Gardens contribute to the street landscape (often in the absence of significant street tree planting), frame the building elevation and visually separate dwellings. Gardens in Federation and Inter War housing are integral to the design of the property and architectural style.</p> <p>Fencing is typically low in older housing styles and related to the building design. Low fencing preserves the visual relationship between the house and the street and maximizes the visual effect of the garden.</p>

Other contributory elements

Public landscapes	<p>The area contains a wide variety of street tree plantings (of varying ages) and landscaped median reserves. Where established trees exist, they are a significant element in the visual character of the street and act to mask the visual changes caused by recent development changes.</p> <p>Overall, street planting is not a dominant element in most locations and built form / private gardens are the dominant visual influence.</p> <p>There is a significant potential for street landscape improvement.</p>
-------------------	---

Heritage values	<p>Refer to the City of Bayside Heritage Review, the Landscape and Vegetation Review and related Overlay Controls.</p> <p>Although only one area has designated heritage controls, the visual character of the area is underpinned by the architectural and garden design characteristics of older bungalow and villa styles. Building or development that respects these development principles most readily supports the valued character of this area.</p>
Vehicle access and storage	<p>On site parking is generally provided through side driveways and side or rear garages / carports.</p> <p>Renovated and new developments typically develop vehicle storage within the front setback, or as part of the building façade.</p> <p>Rear garages or structures set behind the line of the front façade typically have the least impact on the character of the area.</p>
Environmental values	<p>Gardens provide for common urban wildlife species. Large trees (particularly Eucalypts) provide an important habitat within this area and a link to the more significant public and sports reserves.</p> <p>The Golf course area to the south and the coastal reserve to the west are important wildlife and plant species reserve within this area. These site represent key visual as well as environmental assets.</p>
Other values	<p>This area supports several local shopping strips. These sites are typically located at key road and public transport junctions and present themselves as 'village centres'. The low scale and spatial definition of these commercial areas is an important determinant of character in those locations.</p>

Potential threats to the identified character and contributory elements

Elements that may diminish valued character include:-

- Reduction in the consistency of architectural scale and detailed form, particularly Inter War architecture, which is characteristic of the area.
- The introduction of new dwellings or renovations with sharply contrasting architectural scale, detail, materials and colour.
- Loss of typical building setbacks and a change in the relationship between dwellings and the street.
- The introduction of garages, carports and high fences into the front setback and the consequent impact on garden development and visual character.
- Loss of garden area, the visual separation of dwellings by planting and the visibility of gardens from the street.

Desired future character statement

The areas character should sustain and develop an urban character based on the retention and sensitive modification of Inter War and post war bungalow / villa style architecture. New development and extensions should demonstrate consistency or sensitivity to the scale, mass, proportion and detail of existing housing stock, including roof pitch and articulated form.

The siting of new developments and extensions should reflect established setback patterns for all boundaries and maintaining, maintain the development pattern of detached bungalow style housing and retain the existing character of well developed garden settings and low front fences.

High front fences and the use of front setbacks for vehicle storage purposes should be avoided.

Significant elements of public landscaping should be retained or enhanced and a program of street tree planting should be implemented to increase the visual consistency, location identity and habitat value of the public landscape and provide stronger links to areas of public open space.

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area F

Urban Character Summary Statement

A mix of timber and brick Federation and Inter War housing styles on larger allotments with some 1950 – 1990’s infill development and renovation. Gardens are well established along with street planting. Front fences are typically low in height and relate to the building style.

The area is distinctive in terms of its irregular subdivision pattern, landform and occasional large lot development with large, decorative housing. The area has a clear relationship to the coastal harbour, the rail line and the commercial village.

The most valued attributes of the area relate to the scale and detail of the housing, detailed and articulated building forms, low front fences and well developed garden settings. The relationship between dwellings and their garden settings and the visual link to the street are important.

Urban Character Assessment

Elements that are valued by the community include:

- The overall pattern of low scale, established detached housing within garden settings and the consistency of streetscapes within the area.
- The articulated and detailed building forms, materials and colours that are characteristic of older building styles.
- The relationship of the residential area to ‘village’ areas.
- The ‘green’ character established by private gardens and street planting, and the visual effect that is created by low front fences and street views.
- Quiet residential settings with minimal traffic impacts.
- Overall location and proximity to the coast.

Dominant contributory element

Dominant contributory element	Assessment
Era / Architectural style	<p>Predominantly timber and brick Federation and Inter War housing styles (Californian Bungalow with a mix of other styles) with scattered 1950 - 1960’s brick veneer and one and two storey contemporary infill housing.</p> <p>Consistent elements that are evident across the area are:</p> <ul style="list-style-type: none">▪ Pitched or gable terracotta tile or corrugated iron roofs.▪ High, decorative and complex roof profiles with substantial eaves.▪ Well-articulated double and triple fronted forms, usually incorporating substantial verandahs and detailed window treatments.▪ Use of multiple building materials and colours within the façade.▪ Building placement that relates to a substantial front garden.▪ Low front fencing that is architecturally consistent with the architectural style of the dwelling. <p>Housing stock within the area has undergone extensive renovation, with second storey additions, garage and fencing development common. Many new dwellings have altered and diminished the character of the area by introducing:</p> <ul style="list-style-type: none">▪ Flat roofs.▪ Symmetrical façade design with no eaves.▪ Uniform 2 storey development with unarticulated façade and roof lines.▪ Predominant use of rendered surfaces / single material.▪ Use of a single exterior colour. <p>Development of large garages and solid fences in the front setback area, and a consequent reduction in the size and visual character of the garden.</p>

Building materials	<p>A mixture of weatherboard, brick and rendered materials within the Federation and Bungalow styles; red or cream brick older infill housing and a mixture of masonry and rendered building materials within contemporary housing styles.</p> <p>Renovated dwellings often contain building and fence elements in non-traditional materials and colours.</p>
Land use	Residential, with some strip centre retail / commercial development.
Building setbacks	<p>Building setbacks vary widely according to location, topography and the age of the development, but generally fall within the range 5 – 15m, with a common setback range of 7 – 10m. Setbacks can vary due to angled frontage setbacks and irregular shaped blocks in older housing stock.</p> <p>Driveways typically provide a 3 – 4m setback on one side of the dwelling, with 2m setbacks common on the non driveway side, with larger setbacks in older Federation properties.</p> <p>The physical separation and articulation of building forms created by front, rear and side setbacks is an important visual characteristic of streetscapes.</p> <p>Garages in pre 1960's housing are located at the rear or side of dwellings. Infill and renovated housing commonly has a garage or carport within the front setback that has a major negative impact on the visual character of dwellings and site landscape.</p>
Built form height	<p>Dwellings are single storey, with some double storey, however the large, pitched roof forms often result in a high building profile overall.</p> <p>Renovations to single storey dwellings occur as both roof space developments with dormer windows, and upper storey extensions with new roof lines.</p> <p>Building extensions that preserve an articulated roof form and an upper storey setback most effectively maintain the valued character of the area.</p>
Private landscapes	<p>Private gardens contribute significantly to the visual character of the streetscape. Gardens are typically large, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas in both front and rear yards.</p> <p>Gardens contribute to the street landscape (often in the absence of significant street tree planting), frame the building elevation and visually separate dwellings. Gardens in Federation and Inter War housing are integral to the design of the property and architectural style.</p> <p>Fencing is typically low in older housing styles and related to the building design. Low fencing preserves the visual relationship between the house and the street and maximizes the visual effect of the garden.</p>

Other Contributory Elements

Public landscapes	<p>The area contains a wide variety of street tree plantings (of varying ages), landscaped median and rail reserves. Where established trees exist, they are a significant element in the visual character of the street and act to mask the visual changes caused by recent development changes.</p> <p>Overall, street planting is not a dominant element in most locations and built form / private gardens are the dominant visual influence. Some rail reserve plantations are major visual elements.</p> <p>There is a significant potential for street landscape improvement.</p>
Heritage values	<p>Refer to the City of Bayside Heritage Review, the Landscape and Vegetation Review and related Overlay Controls.</p> <p>Although one area has designated heritage controls, the visual character of the area is underpinned by the architectural and garden design characteristics of older Federation villa and bungalow styles. Building or development that respects these development principles most readily supports the valued character of this area.</p>
Vehicle access and storage	<p>On site parking is generally provided through side driveways and side or rear garages / carports.</p> <p>Renovated and new developments typically develop vehicle storage within the front setback, or as part of the building façade.</p> <p>Rear garages or structures set behind the line of the front façade typically have the least impact on the character of the area and preserve front gardens.</p>
Environmental values	<p>Gardens provide for common urban wildlife species. Large trees (particularly Eucalypts) provide an important habitat within this area and a link to the more significant public and sports reserves.</p> <p>The coastal reserve to the west is an important wildlife and plant species reserves within this area. This site represents a key visual and environmental asset.</p>
Other values	<p>This area supports two local shopping strips. These sites are located at key road and public transport junctions and present themselves as 'village centres'. The low scale and spatial definition of these commercial areas is an important determinant of character in those locations.</p>

Potential threats to the valued character and contributory elements

Elements that may diminish valued character include:

- Reduction in the consistency of architectural scale and detailed form, particularly large Federation and Inter War architecture, which is characteristic of the area.
- The introduction of new dwellings or renovations with sharply contrasting architectural scale, detail, materials and colour.
- Broad scale, block development without the articulated form and garden setting of the currently valued residential elements.
- Loss of typical building setbacks and a change in the relationship between dwellings and the street.
- The introduction of garages, carports and high fences into the front setback and the consequent impact on garden development and visual character.

- Loss of garden area, the visual separation of dwellings by planting and the visibility of gardens from the street.
- Loss of containment of commercial area impacts.

Desired future character statement

The area should sustain and develop an urban character based on the retention and sensitive modification of Federation and Inter War villa / bungalow style architecture. New development and extensions should demonstrate consistency or sensitivity to the scale, mass, proportion and detail of existing housing stock, including roof pitch and articulated form.

The siting of new developments and extensions should reflect established setback patterns for all boundaries and develop within those setbacks to maintain the development pattern of detached villa style housing set within well developed garden settings and with low front fences, creating a relationship between the garden and the street.

High front fences and the use of front setbacks for vehicle storage purposes should be avoided.

Significant elements of public landscaping should be retained or enhanced and a program of street tree planting should be implemented to increase the visual consistency, location identity and habitat value of the public landscape and provide stronger links to areas of public open space.

The area should retain the strong sense of location achieved through its link to the coast, rail and commercial precincts.

New development and building alteration should reflect the low scale and major design themes of the existing Federation and inter war dwelling styles,

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area G

Urban Character Summary Statement

Simple, low scale and relatively uniform red or cream brick 1950's – 1960's housing on medium sized lots and with relatively low levels of garden and street tree development.

The most valued attributes of the area relate to the low scale, 'cottage' style housing, the larger lot size and the relationship between dwellings to their garden / lawn settings. Fences are generally low or absent and there is a relatively open visual character. Much of the area, because of its uniform building style and materials, has the appearance of an 'estate'.

The area does not have a highly valued architectural character, but the scale and open nature of the area does present a recognisable visual image.

Urban Character Assessment

Elements that are valued by the community include:

- The overall pattern of low scale, established detached housing within garden settings and the consistency of streetscapes within the area.
- The 'green' character established by private gardens and the visual effect that is created by low front fences and street views.
- Quiet residential settings with minimal traffic impacts.

Dominant contributory element

Dominant contributory element	Assessment
Era / Architectural style	<p>Predominantly single storey 1950 - 1960's brick veneer and scattered contemporary infill housing. Consistent elements that are evident across the area are:</p> <ul style="list-style-type: none">▪ Gable terracotta or cement tile roofs.▪ High roof profile with eaves.▪ Double fronted forms with simple verandahs.▪ Use of standardized building materials and colours.▪ Building placement that relates to an open front garden.▪ Low or no front fencing.
Building materials	<p>Housing stock within the area has undergone limited renovation, with ground floor additions, garage and fencing development evident. Some dwellings contrast to the character of the area by introducing:</p> <ul style="list-style-type: none">▪ Building closer than normal to the front boundary.▪ Symmetrical façade design with no eaves.▪ Predominant use of rendered surfaces / single material.▪ Use of a single exterior colour.▪ Development of large garages and solid fences in the front setback area, and a consequent reduction in the size of the garden. <p>A mixture of brick, cement sheet and rendered materials with a mixture of masonry and rendered building materials within contemporary infill housing styles.</p> <p>Renovated dwellings often contain building and fence elements in non traditional materials and colours.</p>
Land use	Residential

Building setbacks	<p>Building setbacks vary widely according to location and the age of the development, but generally fall within the range 6 – 8m.</p> <p>Driveways typically provide a 3 – 4m setback on one side of the dwelling, with 2m setbacks common on the non driveway side.</p> <p>The physical separation and articulation of building forms created by front, rear and side setbacks is a typical visual characteristic of streetscapes.</p> <p>Garages in pre 1960's housing are located at the rear or side of dwellings. Infill and renovated housing commonly has a garage or carport within the front setback that has a major negative impact on the visual character of dwellings and site landscape.</p>
Built form height	<p>Dwellings are generally single storey, however there is some multi-unit development which extends to two and three storey walk-ups.</p> <p>Building extensions which preserve an articulated roof form and an upper storey setback, most effectively maintain the valued character of the area.</p>
Private landscapes	<p>Private gardens contribute to the visual character of the streetscape through their size and the effect they have on building separation. Gardens are typically open, with a mixture of hardy evergreen shrubs, large trees and lawn areas in both front and rear yards.</p> <p>Fencing is typically low in older housing styles and related to the building design.</p>

Other Contributory Elements

Public landscapes	<p>The area contains a variety of largely immature street tree plantings and recreation reserves. Where established trees exist, they are a significant element in the visual character of the street.</p> <p>Overall, street planting is not a dominant element in most locations and built form / private gardens are the dominant visual influence.</p> <p>There is a significant potential for street landscape improvement.</p>
Heritage values	<p>Refer to the City of Bayside Landscape and Vegetation Review and related Overlay Controls.</p>
Vehicle access and storage	<p>On site parking is generally provided through side driveways and side or rear garages / carports.</p> <p>Renovated and new developments typically develop vehicle storage within the front setback, or as part of the building façade.</p> <p>Rear garages or structures set behind the line of the front façade typically have the least impact on the character of the area.</p>
Environmental values	<p>Gardens provide for common urban wildlife species. Large trees (particularly Eucalypts) provide an important habitat within this area, but there is no linkages to other reserves.</p>
Other values	<p>This area borders several large industrial estates to the south. These sites act to separate this area from southerly residential areas and negatively affect the visual character of several road approaches.</p>

Potential threats to the valued character

Elements that may diminish valued character include:

- Reduction in the consistency of architectural scale.
- Loss of typical building setbacks and a change in the relationship between dwellings and the street.
- The introduction of garages, carports and high fences into the front setback and the consequent impact on garden development and visual character.
- Loss of garden area, the visual separation of dwellings by planting and the visibility of gardens from the street.

Desired future character statement

The area should develop an urban character based on the progressive redevelopment of existing housing stock as a 'garden residential' area. New development and extensions should retain a consistent low scale and incorporate the development pattern of detached villa or unit style housing. The area should be managed to further develop the relationship between the house and garden settings and the general streetscape.

The siting of new developments and extensions should reflect established setback patterns for all boundaries and develop within those setbacks, garden settings which reinforce both the character of the location and the relationship of private gardens to the street.

High front fences and the use of front setbacks for vehicle storage purposes should be avoided.

Significant elements of public landscaping should be retained or enhanced and a program of street tree planting should be implemented to increase the visual consistency, location identity and habitat value of the public landscape and provide stronger links to areas of public open space.

New development should character of garden settings and low front fences.

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

Character Area H

Urban Character Summary Statement

A mixture of 1960's/1970's and contemporary brick housing on medium to large allotments and with a relatively high degree of recent architectural change, particularly in coastal locations. Gardens and street planting are important elements in establishing building settings and the overall landscape character of the setting. Landform and proximity to the coast are major variables in this area and often dramatically affect subdivision and development patterns.

The most valued attributes of the area relate to the low scale, detached building style, well-developed garden settings and the visual link between the garden and the street.

There is a significant amount of remnant coastal vegetation within private gardens, a more 'informal' delineation of garden / lot boundaries and a better developed system of street tree planting and park development in this area.

The area does not have a highly valued architectural style, but the consistent building scale, lot size and level of garden development does present a recognisable and desirable image.

Urban Character Assessment

Elements that are valued by the community include:

- The 'green' and 'semi natural' character established by private gardens and street planting, and the overall pattern of low scale, established detached housing within garden settings.
- The overall scale of building and the privacy and separation between dwellings.
- The articulated and detailed building forms characteristic of the main building styles.
- The visual effect that is created by low front fences and garden views.
- Quiet residential settings with minimal traffic impacts.
- Overall location and proximity to the coast and sports reserves.

Dominant contributory element

Assessment

Era / Architectural style

Predominantly 1960's – 1970's brick veneer and one and two storey contemporary infill housing. Consistent elements that are evident across the area are:

- Pitched or gable terracotta or cement tile roof.
- High roof profile with eaves.
- Well-articulated double and triple fronted forms (usually incorporating verandahs).
- Use of varying building materials and colours within the façade.
- Building placement that relates to a substantial front garden.
- Low front fencing that is architecturally consistent with the architectural style of the dwelling.

Housing stock within the area has undergone limited renovation, with some second storey additions, garage and fencing development common. Some new dwellings have altered and diminished the character of the area by introducing:

- Flat roofs.
 - Large percentage of lot development.
 - Symmetrical façade design with no eaves.
 - Uniform 2 storey development with unarticulated façade and roof lines.
 - Predominant use of rendered surfaces / single material.
 - Use of a single exterior colour.
 - Development of large garages and solid fences in the front setback area, and a consequent reduction in the size and visual character of the garden.
-

Building materials	<p>A mixture of clinker, red or cream brick and render materials, and a mixture of masonry and rendered building materials within contemporary housing styles.</p> <p>Renovated dwellings often contain building and fence elements in non-traditional materials and colours.</p>
Land use	<p>Residential, with some strip centre retail / commercial development. The area is bordered to the north by a major grouping of golf courses.</p>
Building setbacks	<p>Building setbacks vary widely according to location, topography and the age of the development, but generally fall within the range 6 -8m.</p> <p>Driveways vary extensively within the area from traditional 3 – 4m setback on one side of the dwelling, with 2m setback on the non-driveway side, to contemporary design with 1m side setbacks and vehicle facilities in the front setback.</p> <p>The physical separation and articulation of building forms created by front, rear and side setbacks is an important visual characteristic of older streetscapes.</p> <p>Garages in pre 1960’s housing are located at the rear or side of dwellings. Infill and renovated housing commonly has a garage or carport within the front setback that has a major negative impact on the visual character of dwellings and site landscape.</p>
Built form height	<p>Dwellings are a combination of single and double storey, however renovations do create partial double storey building forms and there are locations where the topography or history of development has introduced 3 level or irregularly sited structures.</p> <p>Building extensions which preserve an articulated roof form and an upper storey setback, most effectively maintain the valued character of the area.</p>
Private landscapes	<p>Private gardens contribute significantly to the visual character of the streetscape and represent the preeminent residential setting value. Gardens are typically well developed, with a mixture of hardy evergreen and exotic shrubs, large trees and lawn areas in both front and rear yards and a relatively higher percentage of native species.</p> <p>Gardens contribute to the street landscape, frame the building elevation and visually separate dwellings. Gardens are integral to the design of the property and the architectural style.</p> <p>Fencing is typically low in older housing styles and related to the building design. Low fencing preserves the visual relationship between the house and the street and maximizes the visual effect of the garden.</p>

Other Contributory Elements

Public landscapes	<p>The area contains a wide variety of street tree plantings (of varying ages) and landscaped open space reserves. Where established trees exist, they are a significant element in the visual character of the street and act to mask the visual changes caused by recent development changes.</p> <p>There is a potential for further enhancement of the street landscape through additional planting.</p>
Heritage values	Refer to the City of Bayside Landscape and Vegetation Review and related Overlay Controls.
Vehicle access and storage	<p>On site parking for renovated and new development is typically within the front setback, or as part of the building façade.</p> <p>Rear garages or structures set behind the line of the front façade typically have the least impact on the character of the area.</p>
Environmental values	<p>Gardens provide for common urban wildlife species. Large trees (particularly Eucalypts) provide an important habitat within this area and a link to the more significant public and sports reserves.</p> <p>The Golf course area to the north and the coastal reserve to the west and south are important wildlife and plant species reserves within this general area. These sites represent key visual as well as environmental assets.</p>
Other values	This area supports local shopping strips. These sites are typically located at key road and public transport junctions and present themselves as 'village centres'. The low scale and spatial definition of these commercial areas is an important determinant of character in those locations.

Potential threats to the valued character

Elements that may diminish valued character include:

- Loss of garden area, the visual separation of dwellings by planting and the visibility of gardens from the street.
- Loss of street tree planting.
- Reduction in the consistency of architectural scale and detailed form.
- The introduction of new dwellings or renovations with sharply contrasting architectural scale, bulk, detail, materials and colour.
- Loss of typical building setbacks and a change in the relationship between dwellings and the street.
- The introduction of garages, carports and high fences into the front setback and the consequent impact on garden development and visual character.

Desired future character statement

The area should retain the overall scale, building setbacks and garden development that is characteristic of the area through renovation of existing housing stock and through the development of new infill housing.

The siting of new developments and extensions should reflect established boundary setback patterns and develop within the setback areas, garden settings which reinforce both the character of the location and the relationship of private gardens to the street.

High front fences and the use of front setbacks for vehicle storage purposes should be avoided.

Significant elements of public landscaping should be retained or enhanced and a program of street tree planting should be implemented to increase the visual consistency, location identity and habitat value of the public landscape and provide stronger links to areas of public open space.

New development and building alteration should be encouraged within the area. New development should respect the scale and major design themes of the existing dwelling styles, maintain the development pattern of detached villa style housing and retain the existing character of well developed garden settings and low front fences.

Special development controls affecting this area

The Bayside Planning Scheme requires that a planning permit be obtained for new multi dwelling development. A permit is also required for single dwellings with respect to front setbacks, energy efficiency requirements and front fences.

This area is covered (in whole or part) by the following Overlay provisions:

- ***Design and Development Overlay***
- ***Vegetation Protection Overlay***

Design & development guidelines

The City of Bayside requires an applicant to undertake a comprehensive ***Site Analysis and Design Response***, in accordance with the Good Design Guide and the City of Bayside Neighbourhood Context Assessment Guide, prior to preparing a site development proposal.

The ***Bayside Design & Development Guidelines*** are a Local Policy Reference Document in the Planning Scheme. The guidelines apply to infill development within established residential settings and are intended to assist applicants in meeting the Site Analysis / Design Response task in the most site sensitive manner. The Guidelines are provided in Section 5 of this report. Design & Development Guidelines supplement the control measures already established through zoning and overlay provisions and through the terms of the Good Design Guide.

5. Design Guidelines

Purpose of the Guidelines

The intention of the guidelines is to encourage residential development that is sensitive to the valued characteristics of a specific development site and its locality, and responsive to the policy directions established for the City by Bayside Council.

Bayside's design and development philosophy is to promote good quality urban design and architecture, and to continuously improve visual amenity and environmental quality across the municipality.

While these design and development guidelines specifically relate to medium density residential development they also, in most cases apply equally to single detached dwellings and renovations.

The City of Bayside's Design and Development Objectives

The Bayside City Council Municipal Strategic Statement encompasses Council's Vision and goals for the municipality, including design and development objectives for various land use types.

Consistent with State Government Policy for urban consolidation, it is Council's objective to control and guide the form and impact of medium density residential development.

Council is committed to encouraging medium density residential developments that respond appropriately to the character of their proposed setting. To facilitate this, a Neighbourhood Context Assessment Guide has been incorporated as a formal part of the planning application process for Bayside.

Bayside's design and development philosophy is to promote good quality urban and architectural design and to continuously improve and upgrade the visual amenity of development in Bayside in order to:

- Create a sense of place in precincts of the municipality;
- Enrich the local built environment;
- Maintain, strengthen and enhance the local character;
- Adopt an integrated view of design and image in a local context;
- Align and site new buildings to respect immediate neighbours;
- Encourage buildings that address the public realm;
- Relate scale of new development (in terms of height, mass and bulk) to the prevailing scale of development in an immediate area;
- Have regard to appropriate development of heritage sites;
- Protect the foreshore setting in terms of enhancing views and other design considerations.

Residential Objectives

For residential development, Bayside City Council aims to achieve the following:

- The integration of additional new dwellings in order to maintain population levels;
- A range of new dwellings incorporating flexible designs to accommodate the changing needs of different groups within the population, in particular older persons.
- Energy efficiency and sustainability of residential areas;
- Minimisation of through traffic and management of non-residential parking;
- The efficient use of infrastructure capacity in relation to housing development;
- A mutually beneficial association between residential areas and activity centres;
- Protection of the foreshore in terms of overshadowing, views and other design considerations;
- Concentrations of housing within and around commercial and community facilities, particularly those with public transport, e.g. shop top dwellings;
- The use of appropriate sites in the municipality for additional residential development;
- The incorporation of further home businesses into residential areas;
- Maintenance of appropriate levels and stocks of affordable housing.

(Source: Municipal Strategic Statement).

Site Analysis

Planning permit applicants must comply with the Site Analysis requirements of the Good Design Guide for Medium Density Housing and the Neighbourhood Context Assessment Guide.

Due to the diversity inherent within individual streets of Bayside, the Bayside City Council also requires applicants to undertake a rigorous site analysis which carefully considers the subject site, as well as the broader context of the surrounding environment. Compliance with the Site Analysis requirements of The Good Design Guide and Bayside Planning Scheme is essential.

Council aims to facilitate developments that are responsive to both their site and local context by requiring applicants to demonstrate how proposed designs address analysis issues including their relationship to adjoining properties and the streetscape.

The site analysis component of any planning application lodged with the City of Bayside needs to include a:

- Site Context Plan (refer Good Design Guide);
- Design Response Plan (refer Good Design Guide);
- Completed Neighbourhood Character Assessment (refer to the following Bayside Neighbourhood Context Assessment Guide, p. 63);
- Detailed plan of proposal including elevations; and
- A Massing Diagram of the street showing the proposed development and the two existing buildings on either side.

Infrastructure

To recognise urban stormwater as a valuable resource which needs to be conserved and reused where possible.

To reduce the amount of storm water runoff by reducing the site area dedicated to paving, and encourage the use of porous paving where paving is necessary.

To minimise demand on the local stormwater system.

Neighbourhood Character

To encourage new developments that respond appropriately to the opportunities and constraints of their proposed neighbourhood context. Issues that must be considered include:

- Land Use
- Lot Size and Frontage
- Heritage
- Architectural Style and Building Form
- Building Scale
- Dwelling Type
- Street Trees
- Front Fences
- Setbacks from Site Boundaries
- Existing Vegetation
- Gardens
- Private Domain
- Views
- Vehicular Movement and Parking

Site Layout and Landscaping

To facilitate new developments which respond appropriately to natural and built conditions in the surrounding environment.

To ensure that significant trees are not removed as a result of new medium density developments.

To ensure that the ongoing health of significant existing trees is not threatened by new medium density development.

To ensure that front fences to residential properties do not reduce the opportunity for surveillance of the street, or diminish the contribution that houses and gardens can make to the amenity of the street.

Energy Efficiency

To encourage environmentally responsible developments where building siting, orientation, configuration, detailing and material selection help to conserve non-renewable energy sources and to create appropriate design responses to climatic conditions.

To achieve four star energy ratings for developments through appropriate design rather than implementing “corrective” measures at a later stage. Issues to be addressed include:

- site planning
- building orientation
- internal layout of dwellings
- construction type
- size and location of glazing
- size and location of shading structures
- eaves
- ventilation
- landscape

Building Envelope

To ensure that building setbacks for new developments are in context with the surrounding environment.

To create a building envelope which does not adversely impact on the amenity of adjoining sites.

To accommodate car parking, private open space and garden requirements.

To consider the 3 dimensional aspects of proposed building envelopes (location of ground and first floors) in terms of:

- physical impacts such as overlooking and overshadowing;
- visual impacts such as building bulk in the street context.

Visual and Acoustic Privacy

To encourage the siting and configuration of developments to better address issues of overlooking and acoustic intrusion, through responsive design rather than implementing “corrective” measures at a later stage.

Car Parking and Vehicle Access

To minimise the localised effect on parking demand created by new housing, through ensuring that sufficient on-site car parking is provided for both residents and visitors.

To encourage development in close proximity to public transport nodes to help minimise on-street car parking.

To minimise the amount of impervious paving provided for driveways and turning circles.

To minimise loss of on-street parking and interruption of the streetscape by limiting the number of crossovers permitted.

To minimise the visual impact of onsite parking by encouraging the careful siting of garages, carports and car parking spaces within side and rear setbacks.

To provide sufficient on-site car parking that responds to the dwelling type, size and potential number of residents.

To minimise the need to use garage space for storage by providing sufficient internal or external storage space(s).

To ensure that any such storage space(s) is designed as an integral part of the building.

Private and Communal Open Space

To provide private open space of appropriate dimensions and locations in the context of the existing neighbourhood character.

To provide private open space of dimensions appropriate to the needs of different dwelling types, size and potential number of occupants and to accommodate the establishment of spreading canopied trees.

Site Facilities

To ensure that new developments are designed so that external storage, clothes drying and other site facilities (rainwater tanks, air conditioners, hot water services etc) are not provided within street setbacks or any other part of the public domain and are located as to minimise visual impacts.

Density

To provide a wide range of residential densities and housing stock to cater for a variety of household types, and to reflect the objectives of the Neighbourhood Character and Streetscape Study.

To encourage design to respond to the objectives of the Neighbourhood Character Study.

To identify specific areas where proposals for developments of higher density will be considered, especially where they facilitate concentrations of population density around activity nodes such as:

- shopping centres;
- transport nodes;
- other areas identified by Council policy.

Bayside Design and Development Guidelines

How to use these guidelines

- Establish the exact site location (property address).
- Contact Council's Planning Department to determine the Urban Character Area in which the site is located.
- Establish whether the location is subject to any special Overlay development controls or policies.

Relevant policies and controls must be considered in the site analysis and design response process.

It is the responsibility of the applicant to ascertain any Council requirements prior to undertaking the assessment, site analysis or design work.

Not all policies and controls applicable to the broader Urban Character Area will necessarily be relevant to a specific site. Council Planning staff can assist applicants with this.

1. Obtain a copy of the Guidelines applying to the specific Urban Character Area where your site is located.
2. Undertake a site analysis in accordance with The Good Design Guide and Bayside Planning Scheme and additional requirements set out in this document.
3. Use the Site Analysis, Neighbourhood Context Assessment Guide and Design Guidelines as tools in directing and explaining the nature of the site and the proposed design response.

Site Analysis

The Good Design Guide requires the mandatory preparation of a Site Context and Design Response Plan. This plan is to be submitted for endorsement by Council as part of the planning application (refer to the Good Design Guide).

These amendments have been incorporated as mandatory requirements for site analysis in the Bayside Planning Scheme. Council may however waive this additional requirement, or aspects of site analysis detail on an individual merit basis. Council may also have requirements additional to those set out in The Good Design Guide. These additional requirements are separately listed in the following Design & Development Guidelines document. The Neighbourhood Context Assessment Guide is a checklist which aims to assist applicants in establishing the urban context of the area around a proposed development site.

Applicants are required to undertake the Neighbourhood Context Assessment Guide and demonstrate how their design proposals respond to the findings of the assessment.

Bayside Neighbourhood Context Assessment Guide

1. SITE ADDRESS

2. CHARACTER AREA

Refer to the Bayside City Council Urban Character Study. This is available from Bayside City Council offices, Corporate Centre, Sandringham and from Municipal Libraries.

In which character area is your site located? _____

Obtain a copy of the relevant section of the Study and familiarise yourself with the character assessments, the Dominant Contributory Elements and the Desired Future Character Statement for the relevant character area. Seek the assistance of a Council Planning Officer to identify the relevant objectives. List the relevant objectives here:

3. LOCAL POLICY

Consult with a Bayside City Council Planning Officer to ascertain other Local Policy and Overlay Controls that apply to your site.

Is your site subject to a Design and Development Overlay?	Yes	No
Is your site subject to a Vegetation Protection Overlay?	Yes	No

Are there any other relevant Council policies? List the relevant guidelines/policy here:

4. GOOD DESIGN GUIDE SITE ASSESSMENT

Have you completed a:- (Please tick):-

- Site Context Plan in accordance with the Good Design Guide?
- Design Response Plan in accordance with the Good Design Guide?

Please attach one copy of each these plans to this form.

5. URBAN CHARACTER ANALYSIS

(A) BUILDING SETBACKS

Existing conditions:

Is the setback in the street (please tick):-

- Varied? (refer definition below)
- Prevailing? (refer definition below)

Where there are ten residential properties on one or two sides of a development in the same street, the prevailing front setback is the distance between the front property boundary and the dwelling of at least eight of those properties (plus or minus 0.5m). For the purposes of calculating the prevailing front setback:

- *The front setback is the distance between the front property boundary and the closest part of the dwelling to the street including verandahs and porches.*
- *Where there are minor variations in the prevailing front setback (plus or minus 0.5m) the prevailing front setback is the average of the front setbacks.*

If a street has no prevailing setback it has a varied setback. The front setback for a development in a street with a varied setback is calculated by reference to the adjacent development.

If the setback is prevailing, what is the prevailing setback of the street?

Front _____ metres.

Side _____ metres.

Rear _____ metres.

If the setback is varied, what is the average setback of the immediately adjoining properties either side of the development site?

Front _____ metres.

Side _____ metres.

Rear _____ metres.

(B) LOT SIZE AND FRONTAGE

Existing conditions:

Are the lot sizes in the street (please tick):-

- Generally of a consistent size?
- Of varied size?

Are there any notable elements of existing lot sizes and frontages? Please state.

Design Response: How does the proposed design respond to existing conditions and the Design and Development Guidelines?

(C) ARCHITECTURAL CHARACTER

What are the dominant style/styles of architecture in the street?

Are there architectural details, materials or colours that are characteristic of the streets architecture? (Please tick)

- Yes
- No

If yes explain in more detail below.

What materials are used in dwelling facades?

What is the dominant roof form in the street? (ie. hip roof, flat/skillion)

What is the height of adjacent buildings in storeys? _____ storeys

What is the approximate height of adjacent buildings in metres? _____ metres

Where are vehicles stored on lots in the street?

(Please indicate approximate percentage, eg. 70% have enclosed garages)

- ____% Enclosed garage?
- ____% Open carport?
- ____% Open carparking spaces only provided on the lot?
- ____% No carparking spaces provided on the lot?

Where are garages/carports located within the street?

(Please indicate approximate percentage, eg. 70% garages at the size)

- ____% At the rear of the lot?
- ____% At the side of the dwelling?
- ____% At the front of the lot?
- ____% Not provided?

Are there any other dominant features regarding the scale or architectural character of existing buildings? Yes

No

If yes explain in more detail below.

Design Response: How does the proposed design respond to existing conditions and the Design and Development Guidelines?

(D) DWELLING TYPE

Existing Conditions

Are existing dwelling types consistent? (Please tick)

- Yes
- No

What types of dwellings are present in the street within 150 metres either side of the subject site? (Please indicate approximate percentage, eg. 70% are detached houses)

- ___% detached houses
___% single or double storey multiple units
___% Multi storey flats

What types of dwellings are on the two lots immediately adjacent the site?
(Please tick)

- detached houses
 single or double storey multiple units
 Multi storey flats

Are there any other dominant features of the existing housing stock?

- Yes
 No

If yes, explain in more detail below: -

Design Response: How does the proposed design respond to existing conditions and the Design and Development Guidelines?

(E) PUBLIC LANDSCAPE

Existing Conditions:

On your Site Context Plan, mark the location, species and size of any street tree likely to be affected by your development including crossovers.

Are the street trees in the street (Please tick):-

- native
 exotic
 mixed

Is the street where the new development is proposed listed as a Significant Streetscape in the 'Bayside Street Tree Planting Strategy'?

- Yes
 No

If yes, what is the street tree species? _____

Are any trees or landscape elements in the street listed in the 'City of Bayside Vegetation Character Assessment'?

- Yes
 No

If yes, what is the tree species? _____

Are any trees or landscape elements in the street listed as significant in the 'City of Bayside Heritage Review Landscape Citations'?

- Yes
 No

If yes, what is the tree species? _____

Are there any other important issues regarding existing street trees or the public landscape?

- Yes
- No

If yes explain in more detail

Design Response: *How does the proposed design respond to existing conditions and the Design and Development Guidelines?*

(F) FRONT FENCES

Existing Conditions:

Is there a dominant material for front fences in the street?

- Yes
- No

If yes explain in more detail (e.g. Timber picket)

What are the construction materials for fences on adjacent sites.

Are fences of a consistent height within the street?

- Yes
- No

If yes, please indicate height below. If no, please indicate range of fence heights evident:-

What is the height of fences on adjacent sites either side of the development site? _____m

How are the fences constructed: -

- Open?
- solid?

Where is the fence positioned in the property?

- On the boundary
- Setback from the boundary by garden
- Other, please state

Design Response: *How does the proposed design respond to existing conditions and the Design and Development Guidelines?*

(K) GARDENS

Existing Conditions

What is the overall type of planting in the front gardens?

- Native planting
- Exotic planting
- Mixed planting

Is the type of garden generally consistent in the street?

- Yes
- No

If Yes, describe below:-

Do private gardens in the street have medium/large trees with large spreading canopies?

- Yes
- No

If yes, are these trees predominately (Please tick): -

- Native
- Exotic
- Mixed

Are private gardens visible from the street?

- Yes
- No

Are there any other important characteristics of existing gardens? (Please tick)

- Yes
- No

If yes explain in more detail below: -

Are any trees or landscape elements on the site listed in the 'City of Bayside Vegetation Character Assessment'? (Please tick)

- Yes
- No

If yes, what is the tree species? _____

Are any trees or landscape elements on the site listed as significant in the 'City of Bayside Heritage Review Landscape Citations'? (Please tick)

- Yes
- No

If yes, what is the tree species? _____

Design Response: How does the proposed design respond to existing conditions and the Design and Development Guidelines?

(L) VIEWS

Existing Conditions

Are there any views from the site to the foreshore or other open space? (Please tick)

- Yes
- No

If yes, please describe below the nature of the view and the location from which it is seen: -

Are there any other significant views to buildings, streetscapes or other features from the site? (Please tick)

- Yes
- No

If yes, please describe below the nature of the view and the location from which it is seen:-

Design Response: How does the proposed design respond to existing conditions and the Design and Development Guidelines?

6. SPECIAL FEATURES

Are there any other significant features or values of the site or street that have not been identified in this assessment?

(Please tick)

- Yes
- No

If yes, please describe below the nature of these features or values:-

Design Response: How does the proposed design respond to existing conditions and the Design and Development Guidelines?

6. *Bayside* DESIGN & DEVELOPMENT GUIDELINES

Element	Objective	Technique	Avoid
A Existing dwellings	Retain existing building styles that best represent the valued character of the area	<ol style="list-style-type: none"> 1. Encourage the conservation of any significant heritage building, place or feature included in the City of Bayside Heritage Review. 2. Retain existing pre-1950's dwellings, in a substantially intact form, where they are identified as contributing to the valued character of the area. 	<p>Demolition of existing pre 1950's housing stock.</p> <p>Unsympathetic alterations to remnant building stock which reduces heritage or visual character values.</p>
B Design approach to new construction & renovation.	In areas where there is an identifiable architectural character, ensure that new building or building alterations are sympathetic to the valued built form and style characteristics of the area.	<ol style="list-style-type: none"> 1. In situations where the architectural character of the streetscape is identifiable, new building should respect and interpret the scale, proportion, detail and colour of the valued style(s). 2. Building materials should match the predominant wall and roof materials in the street. In predominantly weatherboard areas, building should be weatherboard or rendered brick. 3. Match existing wall and roof materials in new extensions. 4. Second storey extensions should reflect the style, form and articulation of the original building. 5. New development should include articulated facades, roof pitch and form that respects the styles / patterns established by the prevailing, valued architectural style(s). 6. New development and extensions should maintain the traditional relationship between the dwelling and the garden setting. 7. New development should be designed to attain a 4-star energy efficiency rating in to comply with Energy Efficiency Victoria's First Rate House Energy Rating Software. 	<p>Reproduction styles in new building.</p> <p>Clearly contrasting materials and forms, or the use of a single material/colour in facades.</p> <p>Building extensions that mask the original architectural characteristics of a structure, or reduce the level of articulation or detailing of the façade.</p> <p>New building forms that are inconsistent with the detached cottage or bungalow forms that are characteristic of the area.</p> <p>New building that significantly changes the visual relationship of the building and its setting.</p>

C Building height, scale & form.

Ensure that the prevailing street rhythm of building scale and height are maintained.

Ensure that individual buildings do not dominate the streetscape.

1. New development or extensions should not exceed the height prescribed in the Design and Development Overlay.

2. Within the overall height restriction, limit the height of an infill dwelling or a building addition to the same height, or no more than one storey higher than adjoining dwellings.

3. In streetscapes where buildings are of uniform height, the new building should not exceed the established height levels.

4. In streetscapes of varying heights, new buildings should be no more than one storey above the height of the lower adjacent building.

5. An upper storey addition to an existing dwelling should generally be set back to conceal the change from street view and to maintain the appearance and character of the streetscape.

'Box' shaped dwellings with unarticulated roof forms, wall surfaces and bulk that sharply contrasts with the character of neighbouring properties.

Upper storey additions that visually dominate the front façade of the dwelling.

Roof forms that are flat or at inappropriate angles in relation to valued architectural forms.

Sharp visual contrasts in building bulk and form between new and existing building.

D Roof form

Maintain the use of pitched roofs as a part of building form and as an important streetscape element.

Maintain the detailed form and materials of valued building styles.

1. Where there is a characteristic roof form and pitch in a street, the roofline of new development should respond to it.

2. The roof of a building addition should reflect the form of the existing structure, except where the addition is not visible from surrounding streets or properties.

3. Chimneys, dormer windows and other roof elements / modifications may be appropriate in locations where there is already a mixed streetscape character, or these elements are already present.

4. Locate plumbing, air conditioning and other services away from highly visible roof locations.

Flat roofs, roof angles that are not characteristic of the location and dominant colour contrasts in roof elements.

Visually intrusive services and colour / silhouette contrasts in high visibility locations.

E Position on the site

Maintain the consistency of current building setbacks.

1. For a development where a 'Prevailing Setback'¹ is evident, the closest part of the dwelling (including verandahs and porches) is set back from street frontages as follows:-

- In streets of Prevailing Setbacks of less than 7m, new development will be set back the same distance as the Prevailing Setback
- In streets of Prevailing Setbacks of between 7 – 12m, new development will be set back the same distance as the Prevailing Setback (with the option of up to a 1m reduction) but not less than 7m.
- In streets of Prevailing Setbacks of greater than 12m, new development will be set back 80% of the prevailing setback, but not less than 12m.

2. In streets where there is the setback is variable, the front walls of buildings are set back from street frontages as follows:-

- New development will be set back a minimum of the average setback of the two immediately adjoining allotments. If one adjoining allotment is a corner allotment, the average is to be calculated from two allotments on the other side of the site.

On corner sites of less than 1200m², new development fronting the long side of the site may have a 3m minimum setback, or less as specified by the varied setback average. The setback to the short side of the site for new development is calculated by reference to either the prevailing setback provisions or the varied setback average, as appropriate.

Dwellings set further forward than the average / dominant setback in the street.

¹ Where there are ten residential properties on one or two sides of a development in the same street, the prevailing front setback is the distance between the front property boundary and the dwelling of at least eight of those properties (plus or minus 0.5m). For the purposes of calculating the prevailing front setback:

- The front setback is the distance between the front property boundary and the closest part of the dwelling to the street including verandahs and porches.
- Where there are minor variations in the prevailing front setback (plus or minus 0.5m) the prevailing front setback is the average of the front setbacks.

If a street has no prevailing setback it has a varied setback. The front setback for a development in a street with a varied setback is calculated by reference to the adjacent development context.

F Vehicle access & storage

Maintain the rhythm of dwelling mass and spacings.

Preserve existing trees, the potential for garden development and the characteristic relationship between the dwelling and its garden setting.

Retain rear setbacks as useable recreation and landscape spaces.

Minimise the loss of front garden space and maximise the potential for tree establishment.

Minimise the visual dominance of car storage / facilities within the front setback area.

3. Refer F. 1.

4. Dwellings should be setback from side boundaries to reflect existing building patterns (excluding a garage or carport).

5. Rear setbacks for new dwellings should provide for an appropriate relationship with the rear yard of adjoining properties.

1. Locate outbuildings, carports and garages at or behind the front dwelling setback. Garages are subject to the setback provisions outlines section E.

2. Provide wall openings, roof forms, materials and colours that complement the design and articulated form of the main building.

3. Provide car parking at the rate of

- 1 bedroom – 1 parking space
- 2 bedrooms – 1.5 parking spaces
- 3+ bedrooms – 2 parking spaces

4. Visitor parking spaces to be constructed of a porous surface.

5. In side by side developments provide

- minimum 20m frontage width
- maximum single garage width to frontage

single (4m) width driveway at the property boundary

6. On site parking for vehicles should be located to have minimal visual impact on the streetscape.

7. Maintain a separation between parking and designated open space or landscape areas.

Garages and other ancillary buildings visually dominating the setback area.

Setback areas without garden elements, in areas where gardens are a key streetscape feature.

Carports and garages located forward of the dwelling front setback.

Architectural forms and colours that contrast with the main dwelling.

Parking in the front setback area

Casual parking in designated garden or open space areas.

G Driveway access & storage facilities.

Minimise the visual and landscape impact of vehicle access and storage facilities.

1. Vehicle access can possibly be located in the side setback areas, provided that access is available without detriment to the streetscape, and where this is characteristic of the streetscape.

2. New vehicle crossovers are not encouraged at the front of properties with narrow street frontages or in streets that are characterised as having few or no existing crossovers.

3. Where a new crossover is considered appropriate, generally only one additional crossover per property will be accepted. A new crossover should avoid where possible, a net loss of kerb side parking, the loss of a street tree or being positioned within 1.5m of an existing street tree.

4. A maximum of one crossover per 9 metres is permitted. (subject to Guideline 3)

5. Where situated at the front of a lot, driveways are to be set off the side boundary by 0.5m and the setback planted. Where the driveway is at the rear, the setback will be 1m.

6. A paved and screened area should be provided for rubbish bins and a walk in storage space with a minimum floor area of 6m³ for each new development. These facilities must not be located within the front setback area.

Significant changes to the visual pattern of streetscape development.

Removal of existing trees and the loss of continuous naturestrip reserves.

'Gun barrel' side driveways.

Service facilities located within the front dwelling setback area.

H Front & side fencing

Maintain the openness of front boundary treatments and preserve the visual link between dwelling frontages and the street.

Maintain the architectural relationship between dwellings and perimeter fence treatments.

Maintain traditional visual role of gardens as boundary markers and visual screens.

1. Front fences should reflect the predominant height of other fences in the street. Fence heights should generally not exceed 1.2m.

Where noise attenuation or privacy is a clearly identifiable issue (for example on main roads), higher, solid fencing may be appropriate.

2. Front fences should maintain a design style that relates to the dwelling style and colour.

3. Side fencing should scale down in height to meet the front fence. Fencing must reduce in height at least 5m from the front boundary and meet front fence height at least 2.5m from the front boundary.

4. Develop planting rather than fencing as a means of visual screening or separation.

5. No front fences are to be provided where there are ten residential properties on one or two sides of a development in the same street and at least eight of the properties have no front fence.

High / solid front fences that prevent house and garden views from the street.

Fence styles and colours that do not relate to dwelling styles.

Fence styles and placement that reduces the visual effect of gardens or leads to the removal of existing planting, including high side fencing forward of the dwelling.

I Landscape & open space

Encourage the retention of existing trees and garden settings.

Encourage the development and maintenance of garden styles that respond to the Valued Character, and the Desired Future Character of the area.

Minimise the amount of hard surfacing within open space areas.

Provide and maintain useable open space areas.

Minimise the use of open space and landscape areas for vehicle parking, storage or other non-landscape uses.

Minimise the visual and physical impact of services within the development.

Minimise site drainage runoff beyond the site boundary.

1. Ensure the retention of established trees and vegetation on site.

2. Ensure that front gardens are large enough to retain a full structured garden containing trees, shrubs and lawn, as characterised by the valued development styles of the area.

3. Site service lines and underground pipes away from tree root zones or other sensitive elements.

4. Maintain continuous tree / shrub canopy lines in locations where that is a feature of the existing landscape.

5. Plant native tree species or other feature plants where these elements have been identified as important existing features.

1. Provide underground services where possible, provided existing vegetation is not damaged.

2. Provide porous paving surfaces where possible.

3. Develop runoff detention systems or infiltration devices where possible to maintain site runoff at present levels.

Removal of large native trees.

Removal of vegetation not directly affected by the proposed development, or damage to vegetation to be retained.

Large areas of paving in garden setback areas. (particularly front setbacks).

Garden styles that are out of scale with the lot size and building (primarily too small) or out of character with the dominant valued garden character of the area.

Service lines in highly visible locations.

Tree damage or removal to accommodate service installations.

J Services infrastructure

Appendix 1

Stage 1: Background Urban Character Survey Work

The background urban character survey work involved detailed assessment of the entire municipality. This was achieved via: -

- ***A comprehensive Physical and Photographic Survey of the City of Bayside*** The survey process sought to identify the key factors which contribute the urban character or identity of Bayside. These factors were grouped under headings that were held to have a regional influence on the role and character of the city of Bayside. The factors surveyed included:-

Activity and Landuse

- landmarks
- interface with major activities
- recreation
- smells
- noise
- feel
- density
- heritage
- land use
- vehicle crossovers

Movement

- traffic characteristics
- street detailing
- on-street parking
- footpaths
- proximity to transport

Environment

- landform
- views and vistas
- street dimensions
- street trees
- nature strips
- parks
- setbacks
- gardens
- vehicle crossovers

Built Form

- lot size and frontage
- subdivision pattern
- overhead services
- signage
- street furniture
- fences, walls, hedges
- building style
- building scale
- housing type

▪ ***In-centre surveys of the residents of Bayside***

An in-centre survey of 200 Bayside residents was conducted within the City of Bayside in order to identify the perceptions and values of Bayside residents in regard to a range of issues including style, density, landscaping and streetscapes.

The identification of community values and perceptions offer a critical foundation for the assessment of urban character and the relative value of the elements that comprise the character. Specifically, the survey design sought to address four key issues: -

- 1) Location
 - How is the local area understood?
 - What is its amenity and activity role?
- 2) Culture
 - Importance of heritage in defining urban character
 - Do the network of schools, social and entertainment facilities create neighborhoods?
 - What are the perceptions of neighbourhoods?
- 3) Visual
 - What influence does the visual environment have on defining character?
- 4) Function
 - What are the life-cycle demands and housing choices of the Bayside residents?

▪ ***Focus group meetings with residents of Bayside***

In order to further explore the issues identified by the in-centre survey process, a series of focus group meetings were conducted. It should be noted that the primary purpose of these meetings was to test the results of the in-centre survey, and the focus groups were not an open community consultation exercise.

The focus group meetings were conducted in June 1996 with a random sample of 25 residents. In selecting the sample, over 50 Bayside households were contacted and invited to become involved in the study by attending a focus group meeting. The meetings were conducted at the Bayside Council Offices Sandringham, Bililla House Brighton and Brighton Town Hall.

The background urban character survey work provided the following outcomes: -

- Identification and assessment of the key factors that contribute to the creation of a particular character of identity within various areas of Bayside.
- Identification of the perceptions and values of Bayside residents.
- Identification of initial character areas.

Stage 2: Background Urban Character Design Guidelines

Following the completion of the background urban character survey work, the City of Bayside sought to develop a series of design guidelines, providing management responses to the issues identified throughout the background survey investigations.

The preparation of the Guidelines was undertaken in six stages. Council, the community and industry representatives assumed an active role in each of these stages, with an opportunity to assist in the background identification of issues, as well as being offered the opportunity to make comments of the draft document.

The stages of this process were: -

1. Policy Synthesis

This involved the identification and review of all relevant policy documents, including the Bayside Planning Scheme, the Good Design Guide for Medium Density Housing, the Municipal Strategic Statement, and other local policies.

2. Visual Survey

An investigation of the municipality was undertaken with Council Officers to identify issues, areas requiring special attention and examples of successful and unsuccessful new developments. Using the findings of the Background Urban Character Study as a guide, site investigations were then undertaken to identify current trends, common problems and potential opportunities and constraints for development in each character area.

3. Consultation

The program of consultation involved: -

Workshop with Council planning and Building staff

Staff members were given the opportunity to identify difficulties they encounter in assessing planning applications on a daily basis. Discussions were based around the Good Design Guide for Medium Density Housing.

Focus Group Meetings

Focus group meetings were held with residents from Brighton and East Brighton; Black Rock, Beaumaris and Cheltenham; Sandringham, Moorabbin, Hampton and Highett. Meetings were also held with representatives from the Retail Industry and the Design and Development Industry, and with Councilors of the City of Bayside.

In the case of resident focus groups, random selections were made from the telephone book. All Bayside trader groups were invited to attend as well as development industry members that regularly deal with Council. A group facilitator to guide discussion used a list of standard questions, and responses were recorded.

Community Meetings

Community meetings were held with residents in Brighton and East Brighton; Black Rock, Beaumaris and Cheltenham and Sandringham, Moorabbin, Hampton and Highett.

Meetings were advertised in the local press. The first part of these meetings provided a forum for issues to be raised publicly and questions to be asked directly to the City of Bayside Councilors and Planning Officers. Secondly, participants formed smaller groups to answer a series of questions. Written responses to the same questions as well as completed surveys were also invited, giving attendees a variety of methods in communicating their concerns.

Community Feedback

Written submissions were received and Focus Groups and Public Meeting Reports were circulated to all participants of the process as a record of events.

A number of issues arose out of the consultation process. Some of these issues were repeatedly voiced. Other issues affected only a small group of people, or were less important to the people consulted and were raised rarely. All of these contributions however, were considered equally important to the information gathering stage of the project, in that they identified areas about which there is some level of concern, either by residents, developers, designers, retailers or other members of the Bayside community. Many of the issues raised were directly applicable to this study and have been incorporated into the document.

Some issues identified through the consultation process are outside the scope of this study and therefore cannot be addressed. These included concerns relating to the development of single dwellings. In accordance with the Bayside Planning Scheme buildings and works associated with development may not require a planning permit. In some instances this may include buildings and works pertaining to single dwelling development.

It should be noted that the study was concerned with the development of design guidelines for medium density residential development only and therefore cannot address issues relating to single dwelling development. Single dwelling development is not controlled under the Planning Act.

4. Draft Document

Incorporating comment from Council Officers the draft Guidelines document was prepared and submitted to Council for approval in June 1998.

5. Community response

The revised draft document was released for feedback from the community including all participants of the consultation meetings.

6. Final Background Design Guidelines Document

The final document was submitted to council.

The background design guidelines work provided the following outcomes: -

- A more detailed understanding of the perceptions and values held by Bayside residents.
- Definition of the urban design guidelines to be employed in the management of the City of Bayside's urban character.

Figure 1

BAYSIDE HOUSING STRATEGY (November 1999)

FOR  **CHARACTER AREAS**  BY **RATIO**
Project: 4032

-  CHARACTER AREAS
-  GOLF COURSES, PRINCIPAL RESERVES & PARKS

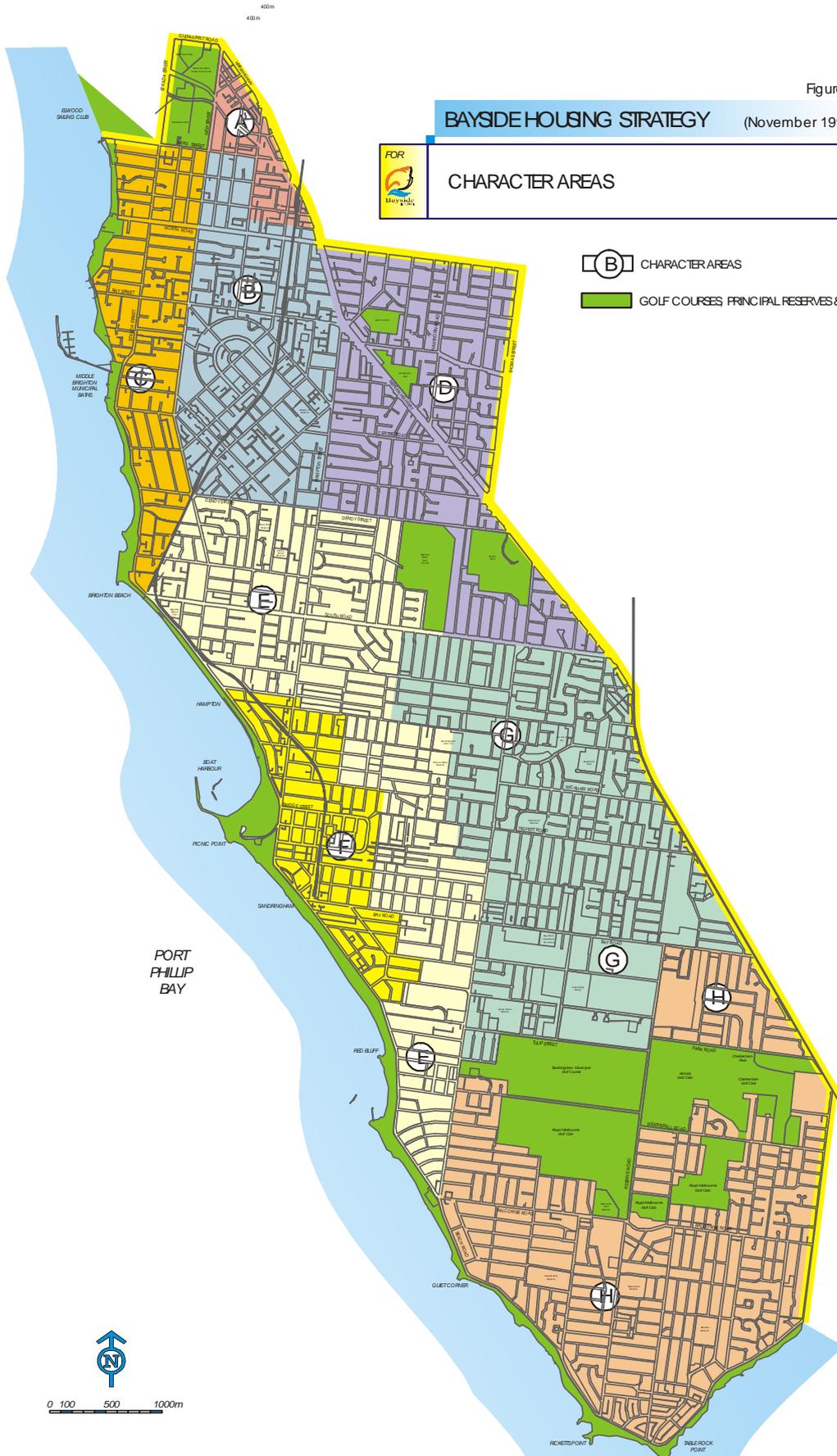


Figure 2

BAYSIDE HOUSING STRATEGY (November 1999)

FOR  BY 
CHARACTER AREA A 
Project: #002



Figure 3

BAYSIDE HOUSING STRATEGY

(November 1999)

FCF
CHARACTER AREA ELEMENTS
CHARACTER AREA A



Figure 4

BAYSIDE HOUSING STRATEGY (November 1999)



CHARACTER AREA B



-  CHARACTER AREAS
-  PRINCIPAL RESERVES & PARKS
-  FORESHORE RESIDENTIAL & RECREATION



SPECIFI
C

Figure 5

BAYSIDE HOUSING STRATEGY

[November 1999]



CHARACTER AREA ELEMENTS
CHARACTER AREA B



Figure 6

BAYSIDE HOUSING STRATEGY (November 1999)

FOR  BAYSIDE CITY COUNCIL

BY  **RATIO**
Project: 4982

CHARACTER AREA C

-  CHARACTER AREA
-  GOLF COURSES, PRINCIPAL RESERVES & PARKS



Figure 7

BAYSIDE HOUSING STRATEGY

(November 1999)



CHARACTER AREA ELEMENTS
CHARACTER AREA C

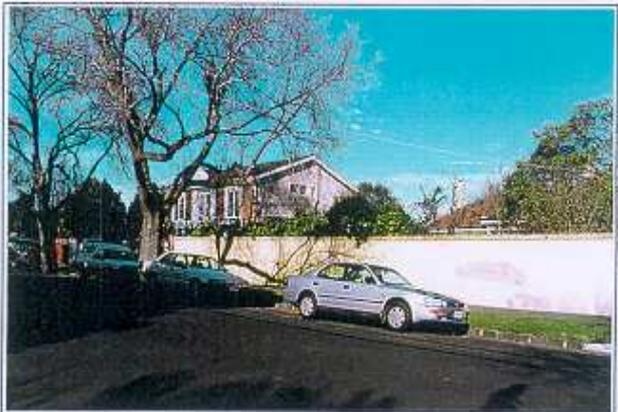


Figure 8

BAYSIDE HOUSING STRATEGY (November 1999)

FOR  BY 
CHARACTER AREA D

-  CHARACTER AREA
-  GOLF COURSES, PRINCIPAL RESERVES & PARKS



Figure 10

BAYSIDE HOUSING STRATEGY (November 1999)

FOR  BY 
CHARACTER AREA E RATIO Project - 2002

-  CHARACTER AREA
-  GOLF COURSES, PRINCIPAL RESERVES & PARKS



Figure 11

BAYSIDE HOUSING STRATEGY

(November 1999)



CHARACTER AREA ELEMENTS
CHARACTER AREA E



Figure 12

BAYSIDE HOUSING STRATEGY (November 1999)



CHARACTER AREA F



- CHARACTER AREA
- GOLF COURSES, PRINCIPAL RESERVES & PARKS



Figure 13

BAYSIDE HOUSING STRATEGY

(November 1999)



CHARACTER AREA ELEMENTS
CHARACTER AREA F



Figure 14

BAYSIDE HOUSING STRATEGY (November 1999)

FOR  BY 
CHARACTER AREA G

-  CHARACTER AREA
-  GOLF COURSES PRINCIPAL RESERVES & PARKS



BAYSIDE HOUSING STRATEGY

(November 1999)



CHARACTER AREA ELEMENTS
CHARACTER AREA G



Figure 16

BAYSIDE HOUSING STRATEGY (November 1999)

FOR BY
RATTO
Project # 200

CHARACTER AREA H

-  CHARACTER AREA
-  GOLF COURSES, PRINCIPAL RESERVES & PARKS



Figure 17

BAYSIDE HOUSING STRATEGY

(November 1999)



CHARACTER AREA ELEMENTS
CHARACTER AREA H

