



plān i'sphēre [urban strategy planners]

Bayside Neighbourhood Character Review - Stage 2 FINAL REPORT

July 2008
[Revised August 2011]

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1.0 Introduction and Overview

The Bayside Neighbourhood Character Review – Stage 2 was commenced in December, 2006. The aim of the Stage 2 Review is to investigate the need for additional planning policy or controls for areas that have been identified as having a significant neighbourhood character.

The Council completed Stage 1 of the Neighbourhood Character Review in August of 2004. For the Stage 1 Review, all residential areas of the municipality were surveyed and twenty-seven neighbourhood character precincts were identified. A Neighbourhood Character Policy was introduced to the Bayside Planning Scheme in March of 2006 which gave statutory effect to the findings of the Stage 1 Review.

A recommendation of the Stage 1 Review was that Stage 2 be undertaken to assess, in detail, areas that were identified as having a significant neighbourhood character in order to determine the scope of additional planning controls that may be required. Since the completion of the Stage 1 Review, other streets were identified for investigation by Council and community groups, and these have been included in this study.

The Stage 2 Review assesses the level of significance of each nominated area, relative to other residential areas in the municipality. Two street-by-street surveys were undertaken, followed by a comparative analysis of all areas, to determine their level of significance and the potential threats to their neighbourhood character. The options available to manage the future development of those areas found to be significant were examined, in view of the current level of planning controls in the Bayside Planning Scheme.

The initial recommendations of the Stage 2 Review were to apply the Neighbourhood Character Overlay to nine areas and the Significant Landscape Overlay to one area.

A further 22 areas were identified as having a moderate degree of significance. These areas were not recommended for additional planning controls. Rather, it was recommended that the results of the detailed surveys conducted for this project be included as a Reference Document to the Planning Scheme.

At Council's request consultation with property owners and residents in all areas, of both high and moderate significance, was conducted as the next stage in the project. This included an information package with feedback forms sent to all owners and occupiers and 'open house' drop-in information sessions.

Over 1,000 submissions were received, via feedback forms and individually drafted responses. The consultation provided vital input into the study in regard to the values placed by the local community on these areas and their response to the recommended planning controls. The submissions have been analysed in detail and recommendations for each area in view of the additional information received have been finalised. This has involved additional site survey work and in some instances adjustments to precinct boundaries or descriptions have been made.

The final recommendations of this study are to nominate 11 areas of high significance and 22 areas of moderate significance. This comprises the areas identified in the first stage of the study plus an additional area of high significance. Minor changes to the boundaries and descriptions of some areas have been made as a result of consultation feedback and further investigation.

Options for implementation are outlined in this report. These include statutory measures in the form of Planning Scheme Overlays and changes to policy, as well as non-statutory measures such as promotion and education.

In summary, it is recommended that:

1. The Neighbourhood Character Overlay be applied to ten areas and the Significant Landscape Overlay be applied to one area.
2. The 22 moderate significance areas not be subject to additional controls for Neighbourhood Character.
3. This Stage 2 Neighbourhood Character Report be incorporated into the Bayside Planning Scheme as a reference document.

2.0 Brief and Methodology

2.1 Study Brief

The brief for this project was to undertake the next step in Council's Neighbourhood Character Review. The purpose of the Stage 2 Review is to investigate the introduction of additional planning controls for areas identified as having a significant neighbourhood character requiring a greater level of statutory protection.

The Stage 1 Review identified twenty-seven neighbourhood character precincts, six of which were recommended for additional controls. In addition, Council and the community requested that a number of other areas be investigated as a part of the Stage 2 Review.

The brief for the project had the following main tasks:

- Develop neighbourhood character controls over strategically identified areas, including those identified by Planisphere in the Neighbourhood Character Review 2004 and other areas identified by Council or the community, as appropriate.
- Provide stakeholders - including developers, the community and Council - with a clear understanding of the issues related to neighbourhood character.
- Enable the appropriate assessment of development in accordance with neighbourhood character controls in the Bayside Planning Scheme.
- Illustrate how the recommendations of this study would be likely to impact upon the municipality's housing capacity.

Study area

The study area included areas that were identified in Stage 1 of the Review by Planisphere as well as those additional areas or streets that were subsequently identified by Councillors, planning staff or the community.

The area surveyed for Stage 2 of the Review amounted to approximately one half of the municipality's residential areas.

2.2 Methodology

The Stage 2 Review is being undertaken over a series of four stages, each with a series of tasks as outlined below.

Stage 1

Overview survey

The Stage 2 Review commenced with an overview survey of all streets or areas nominated for further investigation.

From this survey the key elements forming the character of each street were identified, as well as any other particular or unique characteristics, and detailed photographic records were taken.

Following the survey, streets with potential neighbourhood character significance and like characteristics were grouped as possible NCO areas.

Background and planning context

The outcomes of Council's previous neighbourhood character studies and existing neighbourhood character policies and controls have been reviewed to inform the recommendations of the Draft Report for Consultation.

The recommendations of Council's Housing Strategy will supplement the study so that the potential impacts that a neighbourhood character amendment may have upon meeting housing objectives can be understood.

Stage 2

Detailed survey

Following the overview survey, areas with potential neighbourhood character significance were surveyed in detail. This included checking the initial list of significant neighbourhood character elements and noting the individual properties within every street that contributed to this character. Other detailed observations of significance to the character of the area were recorded.

An inventory of typical neighbourhood character elements was used as the basis for the survey, and is shown on the table below. For each street, the dominant expression of each characteristic within each street was recorded.

Character element	Dominant streetscape influence
Garden style	New and establishing / Low level of maintenance, open, lawn and some shrubs / Cottage garden / Established exotic garden & canopy trees / Established native garden & canopy trees / Mixed garden style
Building height	Single Storey / Attic style second storey / Two Storeys / Three Storeys / Split Level
Roofing	Skillion / Hipped / Gabled / Hipped and Gabled / Flat
Roof materials	Tile / Iron
Building materials	Brick / Timber – weatherboard or vertical board / Render / concrete slab / Concrete block / Pebbledash or stucco or roughcast render / Timber & roughcast combination
Orientation to the street	Parallel to the street / Set on an angle / Mixed
Front fences	High / Medium / Low / Open frontage
Front fence materials	Solid – masonry / Solid – timber / Permeable – timber picket / Permeable – iron palisade / Permeable – wire / Corrugated iron / Masonry and timber combination / Masonry and iron palisade combination / Vegetation as fence
Street trees	Exotic species – regular spacing and sizes / Exotic species – irregular spacing and sizes / Native species – regular spacing and sizes / Native species – irregular spacing and sizes / Mixed species, spacing and sizes / Exotic Avenue street trees / Native Avenue Street trees
Road and footpath treatment	Concrete roads / Upstanding kerbs – concrete / Kerbs – bluestone / Roll-over kerbs / Unsealed road
Footpaths and Nature strips	Footpath and nature strip present on both sides / Footpath and nature strip present on one side / Footpath and nature strip not present

Assessment of Significance

The level of significance for each area was then determined through an exercise of comparative analysis. Each area was compared against:

- the broad neighbourhood character attributes of all other residential areas within the municipality.
- other areas of potential neighbourhood character significance.
- the type and era of development represented in Bayside's Heritage Overlay areas.
- the typical characteristics of residential neighbourhoods within the context of metropolitan Melbourne, based on Planisphere's knowledge from other character studies.

From this comparison, it was possible to determine the level of significance and hence the level of planning control required for each area. For those areas nominated as warranting additional planning policy or controls, it was necessary to demonstrate that the area:

- is exemplary, rare or atypical.
- shows particular consistency.
- is under threat from future development.

Stage 3: Community Consultation

In Stage 3 consultation on the initial recommendations was carried out, during October and November, 2007. The consultation was directed to the property owners and occupiers within areas of both high and medium significance.

The consultation commenced with an information package sent to each property owner/occupier within the nominated areas that included:

- A summary brochure for each area detailing the proposed boundary, a description of the existing character and the level of significance, a list of the potential threats to character and a draft Preferred Character Statement.
- A frequently asked questions booklet and glossary of terms.
- A feedback form asking specific questions about the introduction of additional controls.
- An invitation to four 'open house' information sessions that were held in Black Rock and Brighton. Planisphere and Council staff were available at these sessions to discuss the project and answer questions.

Over 1,000 submissions were received and these have been analysed in detail. The feedback from the community about the value of each area and the detailed information in the brochures informed the final stage of the study.

Stage 4: Final Report

Following the feedback received from the community during consultation, the initial recommendations of the study have been reviewed and this Final Report prepared.

Several areas have been resurveyed in response to community feedback and in some instances the precinct maps or brochures have been amended. An additional area of high significance, Trafford Avenue, Brighton, has also included in the final recommended areas.

Recommendations on the implementation of the study findings are made, for both statutory and non-statutory measures.

An analysis of the housing capacity within each of the eleven areas recommended for additional controls has been undertaken in this stage of the project. The aim of this exercise was to determine the potential effect of the final dwelling yield numbers reached in the *Bayside Dwelling Yield Analysis Report* if the recommended overlay controls were implemented.

3.0 Background

3.1 Relevant Strategies and Studies

Bayside Neighbourhood Character Review – Stage 1

Stage 1 of the Review comprised an assessment of the character of all of the City's residential areas. This was undertaken by way of a framework survey to identify broad neighbourhood character qualities across the municipality, followed by a detailed street-by-street survey. As a product of the Stage 1 Review, several neighbourhood character precincts and smaller areas were identified as requiring protection of their existing character.

The recommendations of Stage 1 were implemented as a part of Amendment C48 to the Bayside Planning Scheme. The Amendment included changes to the Municipal Strategic Statement, the introduction of a new Neighbourhood Character Policy and the inclusion of the Precinct Brochures as a Reference Document.

Southern Regional Housing Statement and Bayside Housing Strategy

The Southern Regional Housing Statement was published in June 2006. In the Statement, Bayside has identified an estimated 6,100 additional dwelling opportunities. Almost 2,600 of these will be provided in strategic redevelopment sites or activity centres. A further 3,500 dwellings will be provided in dispersed locations throughout the City's residential areas. A 30 year period has been identified to provide this additional housing.

The Bayside Housing Strategy is currently underway. This will provide detailed recommendations on how Council can meet the projected number of additional dwellings. Specifically, it will address the location and type of new housing.

The recommendations of the Stage 2 Neighbourhood Character Review will be fed into the dwelling yield calculations to be conducted for the Housing Strategy. In order to propose additional planning controls that may result in restriction of residential development opportunities it will be necessary to demonstrate that Council's ability to meet housing projections will not be diminished.

Inter-war and Post-War Heritage Study

Council has commissioned a study of its Inter-war and Post-War buildings. This is being undertaken by Heritage Alliance. Some of the areas under consideration for neighbourhood character controls that comprise intact groupings of Inter-war buildings have also been investigated as heritage areas.

Bayside Major Activity Centres Project

Council have recently adopted Structure Plans for the four Major Activity Centres in the municipality. These plans address how increased growth can be accommodated in and around the activity centres, in line with Melbourne 2030's requirements for urban consolidation within existing urban centres. The structure plans seek to manage this change by addressing in detail issues relating to buildings, open spaces, access and activities. Notably, the structure plans show how new housing can be accommodated within the activity centres.

In several instances the structure plans have nominated residential areas within their study boundaries that are of potential neighbourhood character significance. These areas were investigated as a part of the Stage 2 Neighbourhood Character Review.

The structure plans will assist in justifying the introduction of neighbourhood character controls in established residential areas by demonstrating how the Council will be able to provide additional dwellings within other appropriate locations. While it is proposed that areas recommended for further control become 'minimal change' areas, Structure Plans will help to demonstrate that this will not impede on the Council's commitment to accommodate additional dwellings.

Other relevant studies

The City of Bayside have undertaken a range of heritage, urban character, housing and streetscape studies. These have all informed the Stage 1 Review and some contain detailed information that has also assisted with the Stage 2 Review.

The following is a brief summary of key relevant studies.

Bayside Vegetation Character Assessment (2000), John Patrick

This study provides an overview of the vegetation character of the City and was the basis for the VPO3 approved as part of Amendment C2. The study enables the link between vegetation character and neighbourhood character to be understood, across the municipality.

Bayside Height Control Study (2000), Hansen Partnership and Context CMI

The Height Control Study examined the urban form and character of the municipality in relation to proposing new height controls, and formed the basis of Amendment C2 which introduced the DDO1 and DDO2 height areas. Through this study an understanding of the links between the proposed height controls and neighbourhood character was gained.

Bayside Urban Character Report (1999), Ratio Consultants

This study builds on the 1997 Bayside Urban Character and Streetscape Study and further refines the work to define urban character precincts and design guidelines.

Bayside Residential Strategy (1999), Ratio Consultants

The Residential Strategy provides a framework for meeting the City's housing needs over the period 1999-2016, consistent with the established urban character of the City, community values and needs and the significant heritage and landscape values of the municipality. The strategy provides a framework for future residential development within the city by mapping areas where different levels of change could be accommodated. It was also an important reference for Amendment C2.

City of Bayside Heritage Review (1999), Allom Lovell

This study updated the previous two studies and identified many precincts and sites for heritage protection. It includes an extensive thematic history of the municipality and examines heritage structures, precincts and landscapes. In some instances, background material for proposed neighbourhood character areas is provided, as these were initially considered for heritage protection.

Bayside Street Tree Strategy (1998)

The Strategy was developed to assist Council in prioritising street tree planting programs and detail suitable species for various character areas in the municipality.

It identifies significant streetscapes for further investigation of planning controls, and provided useful background information for the Stage 1 Review.

Bayside Urban Character and Streetscape Study (1997), Urban Consulting Group

This study identified the elements that contribute to Bayside’s urban character and streetscapes. The study outcomes in some instances provided a basis for the recommendations of the Stage 1 Review for the investigation of additional controls.

City of Brighton Urban Character and Conservation Study (1986), Andrew Ward and City of Sandringham Heritage and Conservation Study, Volume 1 Built Environment (1989), Andrew Ward

These studies identify those aspects, historical, architectural and environmental that contribute to the character of the former Cities of Brighton and Sandringham respectively. Extensive street by street surveys were undertaken and the studies provide reference material, much of it mapped, on the built form of the former municipal areas. While aspects of the study may be out of date, they still provide valuable general background material on the history of development of the municipality.

Review of Heritage Precincts for the City of Bayside, Revised Draft, Bryce Raworth (March 2007)

This review examines for heritage precincts within and surrounding commercial areas in Bayside. These include the Bay Street, Hampton Street, Martin Street and Sandringham Heritage Precincts. The review found that all four precincts continue to warrant the use of the Heritage Overlay, however it was recommended that a number of alterations be made to the boundaries of precincts. There is one street, Harston Street, in Sandringham that was recommended to be included in the new extent of the proposed Sandringham HO Precinct, which was also found to be of a moderate degree of neighbourhood character significance throughout the surveys for this Study. It is not recommended that the Council pursues the Neighbourhood Character Overlay for this area.

3.2 Policy Context

Municipal Strategic Statement

Council’s Municipal Strategic Statement (MSS) was recently amended through Amendment C48, which implemented Stage 1 of the Neighbourhood Character Review.

The most relevant objective is at Clause 21.05-3, which states:

To provide greater certainty to both residents and developers in relation to the preferred future character of residential areas and areas that require special treatment or greater protection.

The strategies include:

Identify areas of significant urban character and environmental sensitivity which have limited capacity for higher density development.

The Bayside Neighbourhood Character Review, 2004, is included as a reference document.

Local Policies

The Neighbourhood Character Policy, at Clause 22.07, implements the findings of Stage 1 of the Review. It includes general neighbourhood character objectives for all residential areas followed by the detailed design considerations for each of the twenty-seven precincts.

3.3 Neighbourhood Character Amendments

Amendment C2

Amendment C2 to the Bayside Planning Scheme introduced a range of neighbourhood character controls and policies. The Amendment was approved in two parts.

Part 1 introduced changes to the MSS in the 'Snapshot', 'Housing' and 'Streetscape Design' sections. The Vegetation Protection Overlay for Beaumaris and Black Rock was approved (VPO3), which requires a permit to remove, destroy or lop any native vegetation over a certain size. In addition, changes to the Design and Development Overlay that applies along the coast (DDO1) were approved to make the control permanent.

Part 2 introduced the schedule to the Residential 1 and Mixed Use zones which includes changes to the ResCode standards for front setback, site coverage, side and rear setbacks and front fence height. Part 2 also introduced DDO2 which requires a permit for all buildings over 2 storeys and 9 or 10 metres (depending on the slope of the site) across all residentially zoned land (except areas along the coast covered by DDO1). The proposed Urban Character Policy was not approved as the Neighbourhood Character Review – Stage 1 was underway and likely to recommend changes to the exhibited Policy.

Various background studies were undertaken as the basis for Amendment C2. These were:

Bayside Height Control Study (2000), Hansen Partnership and Context CMI

Bayside Vegetation Character Assessment (2000), John Patrick

Bayside Residential Strategy (1999), Ratio Consultants

Bayside Urban Character Report (1991), Ratio Consultants

Amendment C48

Amendment C48 introduced the Stage 1 Neighbourhood Character Review into the Planning Scheme. This included changes to the MSS to reference the Review and the introduction of a new Neighbourhood Character Policy at Clause 22.07.

4.0 Assessment of Neighbourhood Character

4.1 Field Surveys

The detailed street-by-street survey of the nominated streets and areas was conducted in order to establish the level of significance of each, relative to the rest of the municipality as well as the broader regional context, and to determine an appropriate strategy for management of future development.

Overall, ten areas have been identified as having a high degree of neighbourhood character significance and one area identified as having a high degree of landscape significance. Additional planning controls are recommended for these eleven areas.

Twenty-two other areas have been identified as having a moderate degree of neighbourhood character significance. These areas are not recommended for additional planning controls.

For each area, a brochure has been produced comprising a list of key neighbourhood characteristics, a map, example photographs and recommendations on the level of significance. A Statement of Neighbourhood Character has also been prepared, which would be included within the overlay schedule for those areas recommended for additional planning controls.

These brochures were used as consultation material (with the exception of the brochure for Trafford Avenue which has been produced after the consultation period) and were sent to each property owner and occupier within the area.

The final version of the brochures, some of which were amended following community feedback received during consultation, are included as Appendix A (areas of high significance) and Appendix B (areas of moderate significance). The map on the following pages 15 and 16 acts as a reference to the location of each of the thirty-three areas.

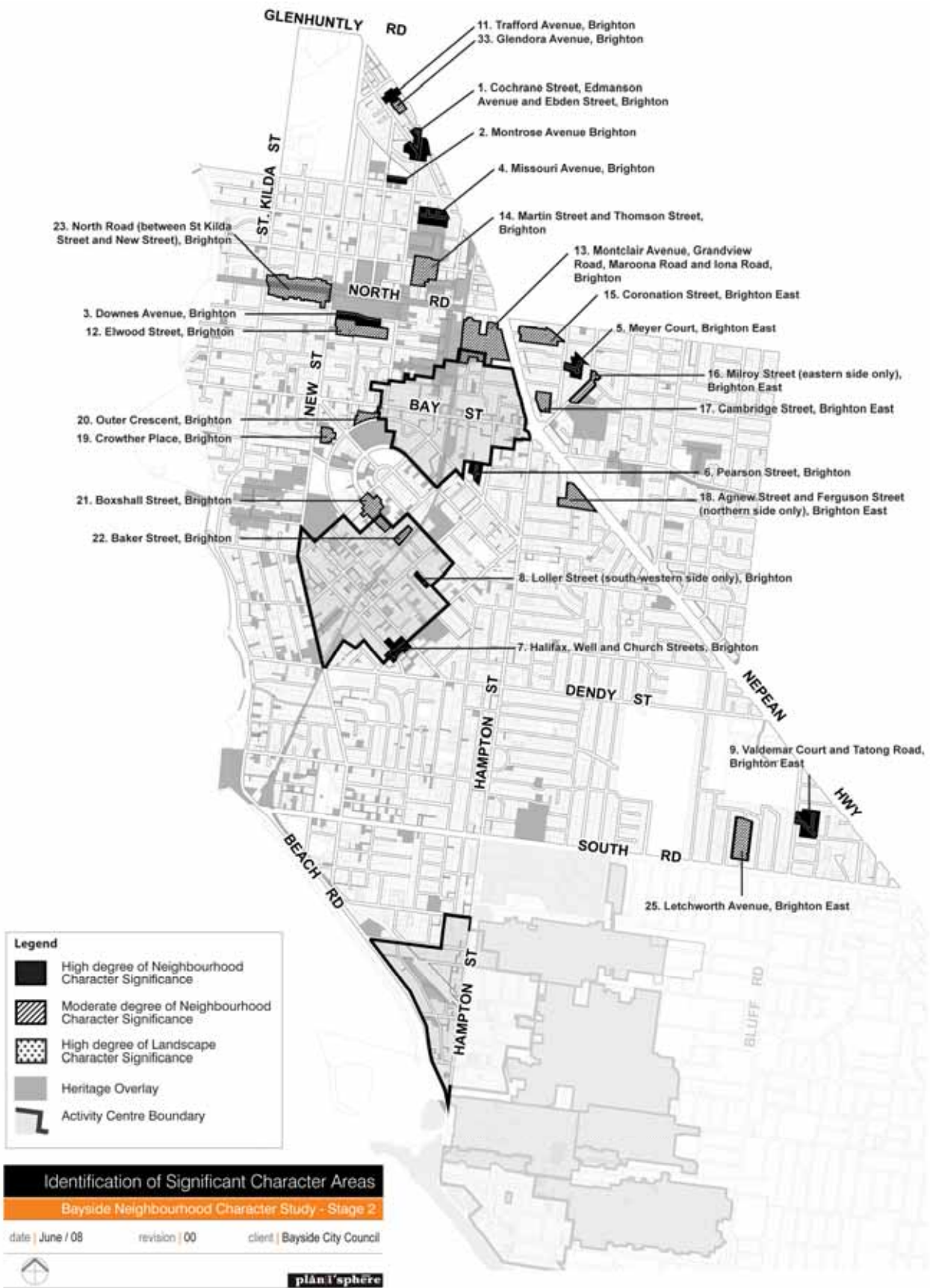
4.2 Community Consultation

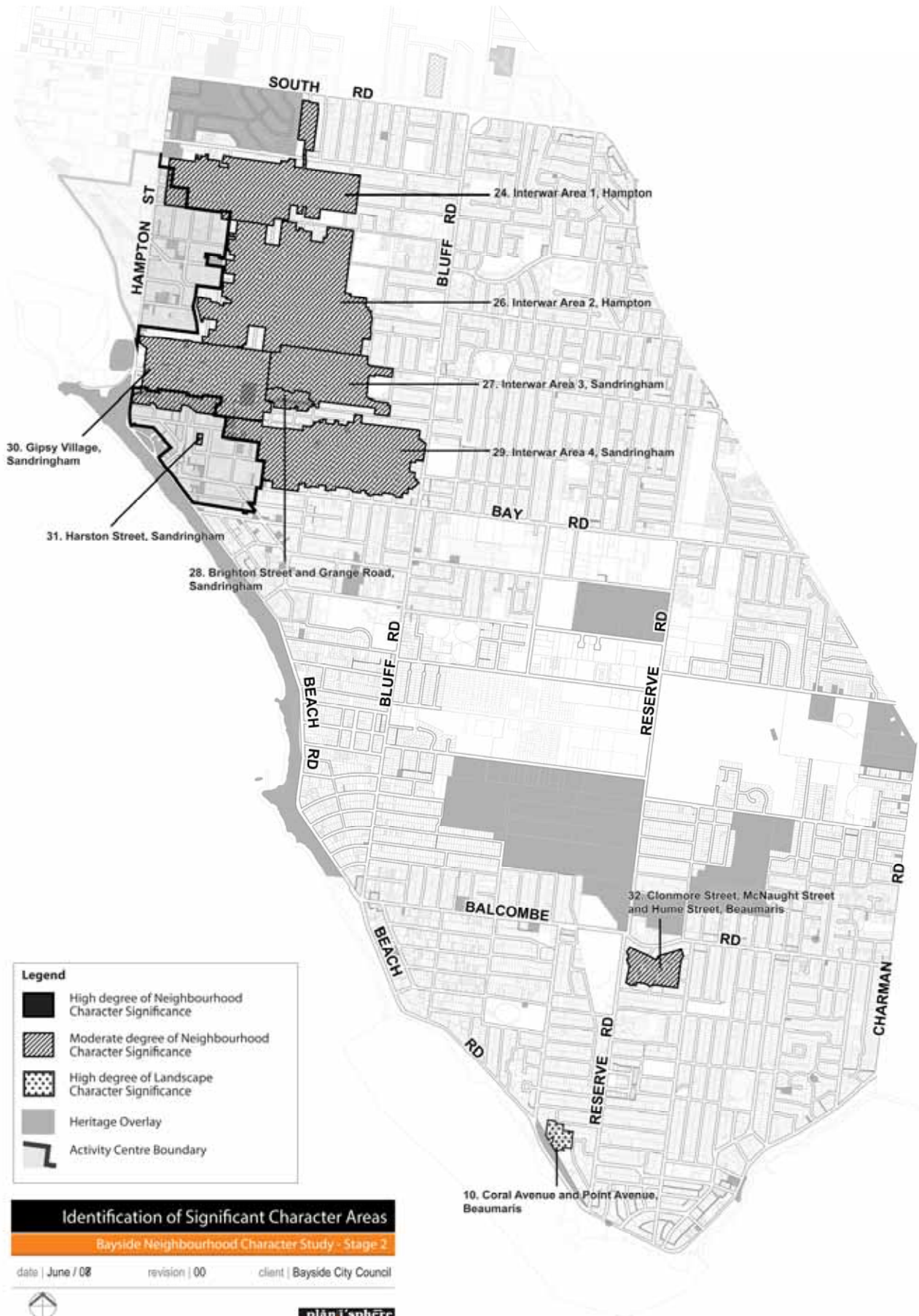
Over 1,000 submissions were received during the community consultation conducted in October-November, 2007, via the feedback forms or individually drafted responses.

All submissions have been analysed in detail. The consultation has provided vital input to the study in regard to the values placed by the local community on these areas and their response to the information prepared in each area brochure. As a result of the feedback from the community several changes to the area boundaries and descriptions have been made.

Many submissions raised similar issues, or issues that are not directly related to planning considerations. These have been responded to in the Standard Responses document which is included as Appendix C. A summary of the responses that relate directly to the proposed boundaries and neighbourhood character information for each area are provided as Appendix D, Area Summaries.

Overall there was a mixed response to the proposal, both in terms of submissions received and people who visited the open house sessions. Both support for and opposition to the prospect of additional planning controls have been strongly shown in the feedback. Several people or groups outside of identified character areas have made submissions requesting that the scope of additional controls be expanded to include their neighbourhood.





4.3 Areas of High Significance

As noted, eleven areas were found to be of a high level of neighbourhood character or landscape significance and are recommended for additional planning controls.

These eleven areas are considered to provide an intact glimpse of the original street layout or building stock, or offer a distinctive landscape quality that has evolved over the years. They have been selected as they are considered to be rare or exemplary, are particularly intact or have a distinctive and strong neighbourhood character that could potentially be under threat from unsympathetic development.

One area was found to be of a high degree of landscape character significance. This area comprises parts of Coral and Point Avenues, Beaumaris, and is considered to be significant for its landscape and vegetation, rather than the form or design of its original building stock.

In all of these areas, control over demolition and single dwelling development is recommended.

For the areas of high significance, a list of possible threats to neighbourhood character and an outline of statutory mechanisms to preserve this character are provided. The Statement of Neighbourhood Character describes the key existing characteristics of the area and outlines how new development should respond to these. Opportunities to improve the area via public works or planting have also been considered.

These findings are summarised below.

1. Cochrane Street, Edmanson Avenue and Ebden Street, Brighton

Summary of significance	<ul style="list-style-type: none"> Consistent Federation streetscape with buildings that are consistent in form and articulation.
Consultation outcome	<ul style="list-style-type: none"> The boundaries of this area have been altered to reflect comments during consultation which were confirmed through a re-survey. Two properties at the northern edge of the area have been excluded and additional properties have been added in Edmanson Avenue and Ebden Street. These properties were found to display the same consistent characteristics as those in Cochrane Street. No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> Neighbourhood Character Overlay.

2. Montrose Avenue, Brighton

Summary of significance	<ul style="list-style-type: none"> Federation era streetscape with Queen Anne style buildings that are consistent in form and articulation.
Consultation outcome	<ul style="list-style-type: none"> No changes are recommended to the character area boundary. No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> Neighbourhood Character Overlay.

3. Downes Avenue, Brighton

Summary of significance	<ul style="list-style-type: none"> • Interwar streetscape comprising a unique group of Spanish Mission and Streamline Moderne dwellings, with a consistent use of white, cream, grey or ivory painted stucco.
Consultation outcome	<ul style="list-style-type: none"> • No changes are recommended to the character area boundary. • No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay. • Design and Development Overlay to apply to fencing.

4. Missouri Avenue, Brighton

Summary of significance	<ul style="list-style-type: none"> • Unique and intact group of Interwar Californian Bungalows that are all consistent in position on site and building form.
Consultation outcome	<ul style="list-style-type: none"> • No changes are recommended to the character area boundary. • No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay.

5. Meyer Court, Brighton East

Summary of significance	<ul style="list-style-type: none"> • A rare example of a 1960s streetscape in a suburb that is generally defined by its Interwar character.
Consultation outcome	<ul style="list-style-type: none"> • No changes are recommended to the character area boundary. • The Existing Character Elements and Statement of Neighbourhood Character has been changed to reflect the correct era of the buildings (1960s). • No changes are recommended to the Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay and Design and Development Overlay to apply to fencing OR Deferred implementation (see discussion on page 20).

6. Pearson Street, Brighton

Summary of significance	<ul style="list-style-type: none"> • Victorian and Federation era streetscape comprising small scale cottages with limited front and side setbacks.
Consultation outcome	<ul style="list-style-type: none"> • No changes are recommended to the character area boundary. • No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay.

7. Halifax, Well and Church Streets Brighton

Summary of significance	<ul style="list-style-type: none"> • Interwar streetscape consisting of grand clinker brick dwellings of the English revival / Tudor style set within established exotic gardens.
Consultation outcome	<ul style="list-style-type: none"> • The boundaries of this area have been altered to exclude those properties south of Well Street that do not fit the character description. Some Properties in Well Street that were found to exhibit the same characteristics as those in Halifax Street have been added to the area. • No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay.

8. Loller Street (south-western side only), Brighton

Summary of significance	<ul style="list-style-type: none"> • A streetscape of low scale Victorian cottages and a limited number of Federation style dwellings.
Consultation outcome	<ul style="list-style-type: none"> • The Character Area boundary has been altered to: <ul style="list-style-type: none"> • Exclude Lawrence Street which has been recommended for Heritage Overlay controls; • Exclude property numbers 22-30. These properties do not exhibit the characteristics of the area description. • The Existing Character Elements have been altered to accurately reflect the provision of car parking in Loller Street. The Information Sheet currently implies that all properties have access to on-site car parking via a rear laneway. • The Information Sheet, including the Existing Character Elements, Statement of Neighbourhood Character and Potential Threats to Character, has been reviewed to ensure it only refers to Loller Street and does not include characteristics that apply only to Lawrence Street.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay to apply to the south-western side of Loller Street only, and a Heritage Overlay to apply to Lawrence Street.

9. Valdemar Court and Tatong Road, Brighton East

Summary of significance	<ul style="list-style-type: none"> • Streetscapes comprising 1950s-60s era low scale dwellings consistently constructed of cream brick with matching low front fences.
Consultation outcome	<ul style="list-style-type: none"> • No changes are recommended to the character area boundary. • No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> • Neighbourhood Character Overlay OR Deferred implementation (see discussion below).

10. Coral Avenue and Point Avenue, Beaumaris

Summary of significance	<ul style="list-style-type: none"> A unique landscape area containing unsealed roads lined with bushy native vegetation and contemporary dwellings that are set amongst extensive native garden settings.
Consultation outcome	<ul style="list-style-type: none"> No changes are recommended to the character area boundary. No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
Recommended Overlay	<ul style="list-style-type: none"> Significant Landscape Overlay.

11. Trafford Avenue, Brighton

Summary of significance	<ul style="list-style-type: none"> Consistent Federation streetscape of single storey timber cottages.
Consultation outcome	<ul style="list-style-type: none"> Include Trafford Avenue as an additional area of high significance.
Recommended Overlay	<ul style="list-style-type: none"> Neighbourhood Character Overlay.

Additional Considerations

Meyer Court (Area 5) and Valdemar Court / Tatong Road (Area 9)

Meyer Court and Valdemar Court / Tatong Road both derive their significance as intact streetscapes of 1950s and 1960s dwellings. These areas are considered to be unique within the immediate and municipal context. Due to the consistency of their building design, siting, materials and fencing, additional planning controls are considered to be warranted.

Community feedback has shown that there is a low value placed on this era of development and that it is not considered that these streets are worthy of statutory protection. However, in the future these values may change, as community values have clearly changed in recent decades towards Victorian, Edwardian and Interwar architecture.

Council may consider as an option deferring pursuit of planning controls for these areas due to the lack of community support. However, this approach is not recommended as the value of these areas may be eroded if planning protection is delayed. The lack of community acceptance for planning controls is an indication that the threat to the value and integrity of these areas is particularly high.

Loller and Lawrence Streets (Area 8)

Loller and Lawrence Streets were recommended for a Neighbourhood Character Overlay following the detailed surveys undertaken in stage 2 of this project.

The Bayside Review of Heritage Precincts (Bryce Raworth Conservation, March 2008) considered both Lawrence Street and the south-western side of Loller Street (from numbers 2 to 14) as being of potential heritage significance, within separate precincts. The Review concluded that only Lawrence Street warranted protection through the use of the Heritage Overlay (HO).

On the basis that the buildings strongly contribute to the character of Lawrence Street, the application of the HO, in place of the NCO, is supported in order to preserve its significant neighbourhood character. The HO would achieve the same

outcomes as those of the NCO but would also ensure the retention of significant buildings.

The recommendation of this study is that Loller Street (comprising the remainder of the area originally nominated for the NCO) is still worthy of neighbourhood character protection. The extent of the area that is now recommended for an NCO is shown in the brochure in Appendix A.

Several submissions during consultation have commented on the irregularity of including only one side of the street and also questioned the neighbourhood character value of the area.

Only one side of the street was included in the recommendations of the Study because of the lack of consistency and lower significance of properties on the opposite side of the road. While an NCO would normally comprise an entire streetscape with both sides of a street, the one side of Loller Street that is included is still considered to exhibit a high level of neighbourhood character significance and warrants investigation for controls.

Although there was some negative feedback towards the introduction of an NCO, the responses showed that there were a number of advantages of the overlay in terms of protecting and enhancing what residents and the wider community value about the area. The area's connection with the past, its consistency and the overall attractiveness of the streetscape are just some of the things that people value about the area.

Trafford Avenue, Brighton (Area 11)

Trafford Avenue is located adjacent to Glendora Avenue, Brighton, which has been identified as an area of moderate significance. One submitter suggested that the Glendora Ave area be extended to also include Trafford Avenue.

Further investigation of Trafford Avenue has revealed that it has a high degree of neighbourhood character significance and potentially heritage significance. The street is an intact collection of Edwardian single storey timber dwellings, with no substantial modifications to original buildings evident and no infill development. All buildings have either been renovated to an apparently high standard or are currently being renovated at the present time.

Due to the circumstances of the identification of Trafford Avenue as an area of high significance, property owners and occupiers have not been informed of this recommendation. A separate consultation exercise will therefore need to be conducted. This could be undertaken during the Planning Scheme Amendment exhibition period whereby Council may consider holding a focussed consultation session for Trafford Avenue residents and owners.

Trafford Avenue was not identified as a heritage precinct in the 1999 City of Bayside Heritage Review (Allom Lovell). However, it is possible that Trafford Avenue may warrant heritage controls due to its intact nature. It is therefore recommended that Council investigate the heritage significance of this area in future reviews.

Gipsy Village, Sandringham (Area 30)

Strong community support has been shown for inclusion of Gipsy Village within a Neighbourhood Character Overlay.

Currently Gipsy Village is classified as an area of moderate significance, and thereby not recommended for an overlay control, rather inclusion in local policy only.

Character of Gipsy Village

It is agreed that Gipsy Village has a distinct neighbourhood character that makes it feel different from surrounding areas.

Predominantly, this is derived from the street layout, whereby Bridge and Bamfield Streets form a crescent leading out of Beach Road that contains and defines the Gipsy Village neighbourhood within the broader residential area. Queens Square in the centre of the subdivision creates a focal point within the internal street grid.

The name of 'Gipsy Village' is also a key contributor to the area's character, being highly evocative of its early settlement history and helping to create a strong 'sense of place'. Andrew Ward's *City of Sandringham Heritage and Conservation Study (1989)* describes the purchase and subdivision of the area by Josiah Holloway in 1852 and the development of a number of prominent public buildings. The name of Gipsy Village was given in reference to the fishing community that had previously occupied the coastline around Pic-Nic Point and erected simple, makeshift housing. Originally applying to the suburb of Sandringham, it now applies only to this small area.

The Sandringham Historical Society have been very proactive in preserving the history of Gipsy Village. A comprehensive submission was lodged as a part of this project. Historical markers have been placed around the area to inform and remind residents of its early settlement history and development.

Today Gipsy Village comprises a collection of buildings that demonstrate the history and evolution of the area. The original character of the area is derived from Victorian, Federation and Interwar bungalows. A range of infill development from the Interwar, Postwar and contemporary eras is also present.

Common design elements in the area's built form are:

- Pitched roofs constructed of iron or tile
- Landscaped setbacks of around 6-7m
- Mixed side setbacks, although most buildings are detached
- Predominantly light coloured timber weatherboard with occasional use of brick
- Generally asymmetrical plan form with projecting front room and porch
- Occasional double fronted dwellings with symmetrical plan form.

Many streets within Gipsy Village have mature native trees that are also an important part of the area's character.

In summary, it is considered that the distinct character of Gipsy Village is derived from:

- The unusual and defining street layout
- The highly evocative name of Gipsy Village and strong sense of the history of the area
- An eclectic collection of architectural designs with many older, original dwellings present
- Mature native vegetation in some streets.

Gipsy Village is considered to have a moderate degree of neighbourhood character significance.

Current Planning Scheme Controls

When a development within Gipsy Village requires a planning permit, the Neighbourhood Character Policy of the Bayside Planning Scheme is used to assess applications. This would occur in the instance of multi-unit development and development on a lot less than 500m².

Gipsy Village is included within Precinct F1 of the Bayside Neighbourhood Character Review (Stage 1). The precinct brochure makes a specific reference to Gipsy Village in its description of the F1 area:

This precinct includes the area known locally as ‘Gipsy Village’ which was first subdivided in 1852. Several remaining buildings, often public or institutional, date from this early period of Sandringham’s development. The street pattern is a modified grid with the Gipsy Village street layout at the core of the precinct.

The accompanying guidelines do not make specific reference to design considerations for Gipsy Village.

Recommendation

It is recommended that Gipsy Village remains as an area of moderate neighbourhood character significance. While the area has a strong ‘sense of place’ and history and a distinctive street layout, the built form is mixed in style and character. Areas identified as having high significance in this Review are those which have a consistent form and style of building.

The elements that contribute most strongly to the character of Gipsy Village are not able to be considered under the NCO and are not likely to change as a result of new development.

As noted, the Neighbourhood Character Precinct Brochure that applies to Gipsy Village makes specific mention in its description of the precinct to the street layout and history of Gipsy Village. It is not considered that new development within Gipsy Village poses any additional threats to its character than otherwise listed in the F1 brochure. The design guidelines for the entire F1 precinct are therefore considered to be adequate to address the issue of new development within the private realm of Gipsy Village.

Public realm improvements by the Council are recommended for this area. This includes additional street planning of appropriate species where required and maintenance of landscaped areas and nature strips.

Deauville Estate, Beaumaris

Strong support has also been shown from the Deauville Estate Residents’ Group for inclusion of this area within an NCO. The basis of this request is the ‘park-like’ feeling of the area created by the distinct lack of footpaths and its vegetation quality, as well as the lack of multi-unit development.

Character of the Deauville Estate

The surveys of the Deauville Estate have revealed an area in Beaumaris with a sense of uniqueness due largely to a highly distinctive public domain. This is created by the wide, grassy verges for naturestrips, the lack of footpaths and the meandering street layout.

Front setbacks are generally large, allowing for well-established front gardens with canopy trees. This feature combines with the wide nature strips that lack footpaths to create a very leafy and well landscaped character that seems almost continuous throughout the Estate.

There are a number of original 1940s dwellings that remain from the early development of the area, however, there is also a substantial presence of dwellings across almost all eras since the 1940s. A unique aspect of the Estate is that consists of almost all single dwellings on large allotments.

The Deauville Estate is included within Neighbourhood Character Precinct H7, of which it comprises about a third. Precinct H7 is a small pocket of Beaumaris developed in the 1940s, with a winding street layout and distinct landscape quality. The Deauville Estate is considered to have a character that is consistent with the remainder of Precinct H7, without warranting classification as a separate neighbourhood character area.

Current Planning Scheme Controls

In a similar manner to Gipsy Village, a planning permit is required only for a new building where more than one dwelling on a lot is proposed or for lots less than 500m².

As the area is included within the Beaumaris Vegetation Protection Overlay (VPO3) a planning permit is also required for removal of substantial vegetation.

The Deauville Estate is included within Precinct H7. The precinct comprises only a small area of which about a third is the original Deauville Estate. The brochure describes the distinct street layout and landscape quality of the area:

This is a small 1940s subdivision where streets wind and turn giving a more intimate feel than experienced in the traditional grid streets in Beaumaris.

The precinct guidelines require new development to maintain the open, landscaped quality of the area and to ensure that adequate space is retained for substantial vegetation and to reflect the pattern of dwelling spacing in the street.

Recommendation

As the character elements that give the street its distinctive quality are present in the public realm, new development on private land will not affect the area's character. The Deauville Estate is therefore not recommended for inclusion in the NCO, or for other overlay controls. The VPO which currently includes the area is considered adequate to address issues of retaining mature vegetation.

It is recommended that the brochure for Precinct H7 is amended to make specific reference to the unique public realm elements of the Deauville Estate. This would include reference being made to the lack of footpaths within the Deauville Estate, the streets that are defined by wide grassy verges as a result and a particularly fluid street layout, all of which are distinct from the other streets of the surrounding area.

While the original Deauville Estate included properties fronting Beach Road, these areas have a different character which is defined by coastal landscape and vegetation.

In the instance of multi-unit development the local planning policy would be used to assess applications. A revised policy that includes a greater level of detail about the Deauville Estate will assist in new development being designed to retain the character of the area.

4.4 Areas of Moderate Significance

The remaining twenty-two areas are considered to display special qualities within their streetscape context, but are not necessarily significant in terms of residential development patterns of the wider municipality or metropolitan area. While these areas generally include a high number of older dwellings or a distinct street layout,

their overall character was found to be too mixed to justify an additional level of planning control.

The nomination of these areas as being of ‘moderate significance’ acknowledges that they may have some particular attributes or distinctiveness in terms of their neighbourhood character, but are not sufficiently intact to warrant overlay controls.

Many submissions were received in relation to these areas that showed that the community do not support additional planning controls or do not see the particular area as being significant. In effect this feedback is consistent with their nomination as moderately significant areas.

Areas such as Gipsy Village in Sandringham derive their existing character partly from the original street layout, which is highly distinctive. However, due to the fact that this character element cannot be controlled via the Planning Scheme, nor is unlikely to change, controls were not recommended.

In the moderate areas the existing provisions of ResCode, DDO2 and the Neighbourhood Character Policy, which recognizes the particular character of each of these areas, will continue to be used to manage future changes to neighbourhood character.

4.5 Other issues raised

A number of issues were raised frequently in submissions which are not directly relevant or planning related matters. The general responses drafted for these issues are included as Appendix C.

In summary, these issues related to:

- The effect of additional controls upon property values.
- Restrictions to what people can do with their property, additional bureaucracy and increased costs in acquiring permits.
- Controls might inhibit ability to include ESD or to update outmoded houses.
- Controls contradict aims of Melbourne 2030.
- People appreciate diversity and contemporary or reproduction architecture.
- High front fences or carparking in the front setback should be allowed.
- The controls will prevent demolition, double storey buildings or new units.

5.0 Housing Capacity Analysis

5.1 Methodology

As a part of this Study, an analysis of the potential impacts of additional planning controls upon the housing capacity of the municipality was undertaken.

The aim of this exercise was to determine the potential effect of implementing the recommended Overlay controls for the eleven areas of high significance on the final dwelling yield numbers reached in the *Bayside Dwelling Yield Analysis Report*. It is generally assumed that the implementation of Overlay controls will, in some measure, reduce the redevelopment potential of the areas. This is not necessarily the case, as the controls do not prevent redevelopment; however they will apply additional permit requirements and standards for development. This may have the consequence of discouraging development, and therefore an assessment of the impact of this is wise. The assessment effectively tests the assumption that the new controls would discourage all redevelopment of new dwellings in these areas, although this is neither the intention nor the ultimate probable outcome of the controls.

These findings are to be read in conjunction with the *Bayside Dwelling Yield Analysis Report*, which details the methodology and assumptions used to arrive at the final yield numbers for the municipality.

It should be noted that if the recommended Neighbourhood Character or Significant Landscape Overlays were in place prior to undertaking the *Bayside Dwelling Yield Analysis*, those areas would have been excluded from that analysis. Even though these controls do not preclude development, the assumption would have been that the potential for re/development would be relatively low.

Therefore the process that has been undertaken is to identify the total dwelling yield of these areas with the recommended controls in place, and then apply the appropriate development rate to determine the reduction in the overall potential yield for the municipality. A development rate of 20% was applied for residential areas in the broad study across the municipality, which is a high development scenario for these areas. An alternative low rate of 10% redevelopment is potentially a more realistic outcome for areas that have additional planning controls applied, therefore the assessment has been made on the basis of both rates.

5.2 Potential Housing Capacity

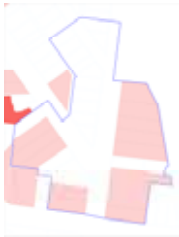
A summary of this analysis is provided for each area of high significance. The accompanying maps are extracted from the background analysis of the *Bayside Dwelling Yield Analysis Report* which established the parameters for assessment of future housing capacity for all residential areas in the municipality.

The maps show the current development potential of each site within an area of between 0 and 4 dwellings, based on factors such as the size of the site, existing planning controls and the typical pattern of development yield for multi-unit development in the municipality.

On this basis the maps indicate:

- 0 additional dwellings
- 1 additional dwelling
- 2 additional dwellings
- 3 additional dwellings.

These yields for each site allow the calculation of the Total Net Gain Yield for each area.



1. Cochrane Street, Edmanson Avenue and Ebden Street, Brighton

Total Net Gain Yield (prior to application of Development Rate):	14
Current contribution to High Development Scenario Yield (20% Development Rate):	3
Current contribution to Low Development Scenario Yield (10% Development Rate):	1



2. Montrose Avenue, Brighton

Total Net Gain Yield (prior to application of Development Rate):	0
Current contribution to High Development Scenario Yield (20% Development Rate):	0
Current contribution to Low Development Scenario Yield (10% Development Rate):	0



3. Downes Avenue, Brighton

Total Net Gain Yield (prior to application of Development Rate):	18
Current contribution to High Development Scenario Yield (20% Development Rate):	4
Current contribution to Low Development Scenario Yield (10% Development Rate):	2



4. Missouri Avenue, Brighton

Total Net Gain Yield (prior to application of Development Rate):	21
Current contribution to High Development Scenario Yield (20% Development Rate):	4
Current contribution to Low Development Scenario Yield (10% Development Rate):	2



5. Meyer Court, Brighton East

Total Net Gain Yield (prior to application of Development Rate):	14
Current contribution to High Development Scenario Yield (20% Development Rate):	3
Current contribution to Low Development Scenario Yield (10% Development Rate):	1



6. Pearson Street, Brighton

Total Net Gain Yield (prior to application of Development Rate):	1
Current contribution to High Development Scenario Yield (20% Development Rate):	0
Current contribution to Low Development Scenario Yield (10% Development Rate):	0



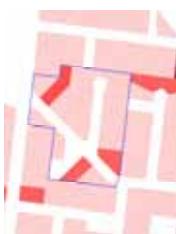
7. Halifax Street, Well and Church Streets Brighton

Total Net Gain Yield (prior to application of Development Rate):	13
Current contribution to High Development Scenario Yield (20% Development Rate):	3
Current contribution to Low Development Scenario Yield (10% Development Rate):	1



8. Loller Street (south-western side), Brighton

Total Net Gain Yield (prior to application of Development Rate):	3
Current contribution to High Development Scenario Yield (20% Development Rate):	0
Current contribution to Low Development Scenario Yield (10% Development Rate):	0



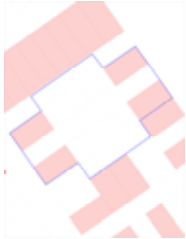
9. Valdemar Court and Tatong Road, Brighton East

Total Net Gain Yield (prior to application of Development Rate):	24
Current contribution to High Development Scenario Yield (20% Development Rate):	5
Current contribution to Low Development Scenario Yield (10% Development Rate):	2



10. Coral Avenue and Point Avenue, Beaumaris

Total Net Gain Yield (prior to application of Development Rate):	29
Current contribution to High Development Scenario Yield (20% Development Rate):	6
Current contribution to Low Development Scenario Yield (10% Development Rate):	3



11. Trafford Avenue, Brighton

Total Net Gain Yield (prior to application of Development Rate):	4
Current contribution to High Development Scenario Yield (20% Development Rate):	1
Current contribution to Low Development Scenario Yield (10% Development Rate):	0

5.3

Conclusions

The final potential dwelling yield number from the *Bayside Dwelling Yield Analysis Report* is 7,297 dwellings under the High Development Scenario, and 4,358 dwellings under the Low Development Scenario.

Under the High Development Scenario, there could potentially be a total loss of 29 dwellings out of 7,297 should the NCO or SLO be applied to these areas.

Under the Low Development Scenario, there could potentially be a total loss of 12 dwellings out of 4,358 should the NCO or SLO be applied to these areas.

These levels of reduced redevelopment potential are considered to be inconsequential to the overall achievement of Bayside's Housing Strategy.

6.0 Implementation options

6.1 Determining the required approach to statutory implementation

To determine the preferred approach to statutory implementation for each area, the following formula has been applied:

$$\begin{array}{l}
 \textit{Level of significance} + \\
 \textit{Threats or pressure for change} + \\
 \textit{Gaps in planning controls} + \\
 \textit{Community values}
 \end{array}
 \rightarrow
 \textit{Action recommended}$$

The key aspects of this approach are discussed below.

Level of significance

The level of significance assigned to each area is a key factor in determining the type of planning control applicable. This takes into account the following considerations.

Identification of key characteristics

Each of the areas recommended for additional controls displays distinctive neighbourhood character qualities in the context of the surrounding residential areas, combined with a high degree of visual consistency. This ‘distinctiveness’ may be derived from one or a combination of physical characteristics of the area’s built form, layout, landscape or topography.

Comparative analysis

The relative significance of each area is based upon comparison with other residential areas within Bayside, as well as residential areas across metropolitan Melbourne, in view of Planisphere having undertaken the Stage 1 Review and experience in conducting many similar character studies. This comparison has indicated which areas have character attributes that are rare, atypical or exemplary of a particular type of suburban development.

Threats or pressure for change

The possible threats to the important characteristics of each area have been examined. This includes consideration of the types of development that would be allowed in the context of the current planning and building regulations.

Consultation with the community has provided an indication of the types of development pressures taking place in each area, and the community views of this.

Gaps in planning controls

Whether the existing Planning Scheme controls are able to protect the distinctive qualities of each area from the identified threats/pressure for change is a key consideration in choice of implementation options. The existing provisions that apply to each neighbourhood character element that was surveyed are detailed in Section 6.3.

Where gaps in the planning controls to counter potential threats or pressure for change are identified for significant areas, changes to statutory provisions are recommended accordingly.

Community values

The community perceptions and values of each area are an important aspect of understanding their degree of significance, the potential threats to character and the development pressures. The likelihood of community acceptance of new controls over some forms of development will relate to the extent of community concern about the loss of particular aspects of the character of the area.

An outline of community consultation is included in Section 4.2 and the detailed summaries of consultation outcomes for each area are attached as Appendix D.

The next step: likelihood of approval

Once the preferred approach to implementation has been established, the likelihood of approval of additional statutory controls by a Planning Panel or the Minister for Planning must then be considered: there is no point in recommending implementation options to Council that will not be ultimately approved. Current State policy and directives and issues raised previously by Panels in making recommendations on other similar Planning Scheme Amendments will be important considerations in making the final recommendations to Council.

Should Council resolve to proceed with statutory implementation measures, the need for additional planning controls in some areas, as opposed to others where existing controls may suffice, must be clearly identified and supported by a methodology based upon accepted planning practice. In making the recommendations for this Review, all of the above issues have been taken into consideration.

As noted, the effect that the proposed additional planning controls may have upon achieving the projected number of dwellings within existing residential areas will need to be determined prior to commencing the Planning Scheme Amendment process.

6.2 Existing provisions for neighbourhood character

Residential 1 Zone

All of the areas surveyed are included within the Residential 1 zone. The purpose of the Residential 1 zone relating to neighbourhood character is:

To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.

To encourage residential development that respects the neighbourhood character.

ResCode

ResCode applies to single dwellings (Clause 54) and dwellings on lots less than 500m² or multi dwelling development (Clause 55). Both Clauses require a site analysis and design response statement to accompany a planning or building permit application, and consideration of any relevant neighbourhood character policy.

A number of ResCode standards relate specifically to neighbourhood character issues, and the implications of these in relation to the survey findings are detailed in the following section.

Variations to ResCode standards have been introduced for all residential zones within Bayside. These apply to the minimum street setback, site coverage, side and rear setbacks and front fence height. Within Bayside, a permit is also required for development on sites below 500m².

Heritage Policy (Clause 22.06) and Heritage Overlays

The Heritage Overlay applies to numerous sites and precincts within Bayside. Several of the areas surveyed are adjoining heritage areas or contain heritage sites and may influence its neighbourhood character significance. The Heritage Policy at Clause 22.06 contains statements of significance for each heritage area and guidelines for change or development.

The Heritage Overlay also includes significant exotic trees, some of which are located within the neighbourhood character areas surveyed.

Neighbourhood Character Policy (Clause 22.07)

The Neighbourhood Character Policy, at Clause 22.07, includes general neighbourhood character objectives for all residential areas followed by the detailed design considerations for each of the twenty-seven precincts that were identified in Stage 1 of the Review.

Vegetation Protection Overlay

The Vegetation Protection Overlay (VPO) applies to three areas within Bayside.

VPO1 applies to coastal reserve areas. While several of the areas surveyed in the Beaumaris area are located near the VPO1, they are not directly adjoining.

VPO2 applies to small parcels of remnant bushland containing significant native vegetation. These are located throughout the southern part of the municipality. There are no VPO2 areas adjoining identified character areas.

VPO3 applies to the Beaumaris and Black Rock native vegetation areas, which includes the entire southern part of the municipality (south of Edward Street and Park Road). This VPO is of relevance to the Review as much of this area was surveyed primarily on account of its landscape significance. The statement of significance for the area cites:

The Vegetation Character Assessment (March 2000) report identifies significant vegetation characteristics that form a major element of a distinctive urban character in the municipality, particularly in Beaumaris and Black Rock. Remnant indigenous vegetation, complemented by plantings of Australian native species, contribute to the visual amenity and interest of the area, particularly where this vegetation is contiguous between private lands and adjoining public lands.

The schedule lists the significant species of the area. A permit is required to remove, lop or destroy any native vegetation above 2 metres in height.

Design and Development Overlay

There are four Design and Development Overlays (DDO) within Bayside.

DDO1 applies to control of building height along coastal areas.

DDO2 applies to inland areas and implements a permit requirement for buildings over 9 metres (10 metres for sloping sites), or over two storeys. The objectives of this DDO are:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*
- *To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.*
- *To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.*
- *To maintain a strong landscape character with buildings set within vegetated surrounds.*

All applications must demonstrate, through a comprehensive site analysis and design response, how the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area.

DDO4 and DDO5 relate to the design of residential or commercial buildings within and around the Hihett Shopping Centre.

DDO6 implements interim built form standards for the four Major Activity Centres of Bayside. Two areas recommended for Neighbourhood Character Overlays fall within the DDO6 area – Loller Street and a section of Halifax Street. It will be necessary to either remove these areas from the final DDO area, or ensure that the requirements of the two overlay controls are compatible.

6.3 Protection of key neighbourhood character elements

Following is a summary of the key neighbourhood character elements surveyed in this Review, and the current level of statutory control offered by the existing provisions of the Bayside Planning Scheme.

These provisions apply to all applications for dwellings on lots under 500m² and multi dwelling developments, where a planning permit is required.

The Clause 22.07 Neighbourhood Character Policy must also be consulted where a permit is triggered by an overlay control or where dispensation is being sought for a single dwelling under the building regulations. It may also be used by building surveyors in a non-statutory capacity as an educative tool to assist building permit applicants where a planning permit is not required.

Character element	Current planning scheme provisions	Comment
Demolition	No control over demolition (except those individual sites that are included in the Heritage Overlay).	The significance of most areas is derived from older building stock. Demolition controls may be desirable for some areas.
Building height	Buildings above 9m (or 10m) or 2 storeys are assessed against the design objectives of DDO2. In most instances, DDO2 would discourage buildings over two storeys that do not reflect the predominant height or spacing of the streetscape.	In significant areas, particularly those characterised by single storey buildings, a mandatory maximum height may be warranted. Additional guidance on the siting and design of second storey additions is required for areas that have a predominant single storey character.
Building and roof form	ResCode encourages buildings to respond to neighbourhood character. Clause 22.07 requires new buildings	For significant areas with distinct building forms more detailed guidance may be warranted.

Character element	Current planning scheme provisions	Comment
	to reflect the dominant forms of building in each precinct.	
Building colour and material	ResCode encourages design detail that responds to neighbourhood character. Clause 22.07 requires respect of surrounding building styles, including materials.	For significant areas characterised by distinct architectural detailing additional guidance may be warranted.
Front setbacks	The variation to the ResCode standard requires a setback of 9m or the greater setback of the two adjoining dwellings, whichever is the lesser. There is no minimum setback from a side street. Clause 22.07 requires consideration of dwelling spacing in street.	Front setback provisions of ResCode are adequate for significant areas.
Side and rear setbacks	ResCode variation requires ground floor setbacks of 2m from the side boundary and 3m from the rear boundary – allows part of building to be constructed on side boundaries. Clause 22.07 requires consideration of dwelling spacing in street and setbacks from rear boundary.	Rear setback requirements are adequate for significant areas with a 'backyard scape'. Most significant areas have detached dwellings and should not have buildings constructed boundary to boundary. More detailed guidance may be warranted to address impact of single dwellings not requiring a permit.
Site coverage	ResCode variation from 60% to 50%.	Considered adequate for significant areas.
Carparking structures	ResCode makes no allowance for visual implications of carparking structures. Clause 22.07 requires that they be not located forward of a dwelling and that the extent of crossovers is limited.	For significant areas controls may be warranted in relation to single dwelling proposals not requiring a permit.
Hard paving	ResCode maximum of 80% impervious surface. Clause 22.07 stresses importance of minimising impervious surfaces so that adequate space is maintained for landscaping.	Reduced paving area may be warranted in some areas with landscape significance.
Front boundary treatment	The ResCode variation implements a maximum height of 1.2 metres for 'other streets' and maintains the standard of 2 metres for major roads.	For significant areas controls may be required for all fencing proposals, in relation to both height and design, where this is an important characteristic.
Garden styles and significant vegetation	ResCode encourages provision of landscaping, where part of neighbourhood character. Clause 22.07 requires adequate space retained for planting and canopy trees. Specific reference is made to	Coupled with siting requirements, this is considered adequate for most areas. One area in Beaumaris may require additional controls in relation to the siting or design of new development in

Character element	Current planning scheme provisions	Comment
	landscaping requirements in precincts where this is an important characteristic. Select exotic trees of heritage significance are included in the Heritage Overlay. The VPOs implement controls on native vegetation in selected parts of the municipality.	close proximity to existing significant vegetation.
Street planting	Council responsibility – non-statutory measures apply.	Where a significant part of neighbourhood character, non-statutory recommendations have been made.
Road treatment	Council responsibility – non-statutory measures apply.	Where a significant part of neighbourhood character, non-statutory recommendations have been made.
Subdivision pattern	Clause 56 has no requirement relating to existing neighbourhood character issues.	Subdivision in itself is not a neighbourhood character issue, rather the siting of garages and accessways is. These are covered by ResCode standards.
Lot size and frontage width	Clause 56 has no requirement relating to existing neighbourhood character issues.	As above.

6.4 Statutory implementation options

There are a number of options for protecting areas of special neighbourhood character through the Planning Scheme.

The DPCD Practice Note, 'Using the Neighbourhood Character Provisions in Planning Schemes' (prepared by the Department of Sustainability and Environment in 2004) details the options available for statutory implementation of neighbourhood character studies. The Practice Note has been used to examine the various options for this project, as follows.

Change to MSS

The MSS provides the overall strategic justification for the application of planning policy and controls. It could be amended to include background reference to the significant neighbourhood character areas and outline the additional controls that may be warranted.

Change to Local Policy

The Neighbourhood Character Policy at Clause 22.07 could be augmented with the findings of the Review by including reference to streets or areas of significant character.

The policy would apply to all multi dwelling applications and development on sites less than 500m². Policy alone would not offer control over single dwellings and as such may not be considered adequately effective in protecting areas of significant neighbourhood character where single dwellings may have an impact. Given the

small size of many areas (1-4 streets) the potential for single dwellings to impact upon neighbourhood character is high.

The use of policy alone may be adequate for areas that have a lower degree of significance and threats, or where the standard provisions of ResCode are considered adequate.

Neighbourhood Character Overlay (NCO)

The NCO enables control over most buildings and works. Therefore, a greater level of control is offered in relation to the fundamental neighbourhood character considerations such as building height, form and setbacks, as well as more detailed issues such as colour and material selection and vegetation removal.

The specific features of this option are:

- Changes to ResCode standards can be made, which apply only to that particular NCO area. Many of the ResCode standards can be varied through application of the NCO, potentially in some detail.
- Requires consideration of a *Statement of Neighbourhood Character* which would include the description and preferred character statement that have been drafted for each area.
- Requires an application to be tested against decision guidelines that are specific to the NCO area.
- Demolition controls work only as a 'stay' until plans for the replacement dwelling/s are approved.
- Does not include controls for fencing.
- The tree controls are limited to trees over 5m in height.
- It can apply only to small, well-defined areas where there is strong justification for additional controls of this nature.
- There is no ability to exempt certain types of development (eg single dwellings or buildings under a certain height), other than outbuildings and swimming pools. Therefore all buildings in the overlay area will require a planning permit. This potentially places a great administrative burden upon the Council wherever the overlay is applied.

The NCO may be appropriate for areas of a high degree of significance where the potential threats to character are considered adequate to warrant this level of control.

Design and Development Overlay (DDO)

The DDO is similar to the NCO in that it can control the form and siting of future development. Preferred character statements for an area can be included as the decision guidelines.

However, the DDO does not include controls for demolition or vegetation removal and does not allow for the changes to ResCode as can be achieved with the NCO.

It is a suitable option where ResCode provisions are considered to be adequate, and only specific issues, such as building height, or detailed design, need to be assessed.

The DDO may need to be applied to NCO areas where fencing is an important aspect of the area.

Significant Landscape Overlay (SLO)

The SLO can require a permit for removal of trees, and can apply to all trees, trees over a certain trunk diameter or height or to any of native, indigenous or exotic vegetation. It may be the most suitable control where vegetation is the only or main neighbourhood character consideration as it allows a more specific set of vegetation removal controls to be introduced.

The SLO is more closely related to the contribution that vegetation makes to the overall landscape quality of an area, in contrast to the VPO which is primarily aimed at the significance of the vegetation itself, such as the protection of a particular species of plant. The SLO has the distinct advantage of providing the opportunity to control the type of vegetation planted or removed and the buildings and works that may influence the landscape quality of an area. This can include building siting, excavation, site coverage and fences, as necessary.

Include Review as an Incorporated Document

Part or all of the Review could be included as an incorporated document within the Planning Scheme. While this option would give the incorporated material full statutory weight, a Planning Scheme Amendment would be required to change any part of the incorporated document.

The Department of Planning and Community Development (DPCD) generally discourages the incorporation of documents that contain criteria, performance measures or decision guidelines where these are not included in the main body of the Planning Scheme. Rather, the key elements of a study or design guidelines should be included in the Local Policy and zone or overlay provisions without having to rely on an external document.

Include Review as Reference Document

This option would require all applications to consider the objectives and guidelines of the Review. However, it would be considered as background material only.

As noted above, the key elements of a study or design guidelines should be included in the main body of the Planning Scheme. Reference documents are to be used in conjunction with other statutory mechanisms whereby their purpose is to provide the background justification for these controls and any additional material that may assist with decision making.

7.0 Implementation Recommendations

7.1 Statutory implementation for areas of high significance

A range of statutory implementation measures are proposed for areas of high significance.

MSS

It is recommended that Clause 21.05-3 of the MSS is amended to reflect the background and actions of the Review. Reference should be made in the implementation section to the application of additional controls, such as Neighbourhood Character Overlays or Significant Landscape Overlays, to protect the identified significant character of these areas.

Local Policy

The Neighbourhood Character Policy at Clause 22.07 should be amended to make specific reference to the Stage 2 Review and to name the areas of neighbourhood character or landscape with a high degree of significance.

The precinct brochures would also require amending where the particular area is not already specifically mentioned.

These changes to the policy and brochures could be undertaken within the same Planning Scheme Amendment to introduce overlay controls for these areas.

Neighbourhood Character Overlays

For nine of the areas identified in this Review as having a high degree of neighbourhood character significance a greater level of statutory protection via a Neighbourhood Character Overlay is recommended. It is considered that controls over the design of single dwellings, small scale buildings such as garages, demolition and works is warranted.

The most appropriate format of the NCO schedule will need to be determined through discussion with the DPCD. It may be appropriate to group areas with similar design objectives, permit requirements and ResCode changes together in the same schedule. Alternatively, separate schedules for each area may be the preferred approach.

The DPCD Practice Note, 'Using the Neighbourhood Character Provisions in Planning Schemes' details the required format of the NCO schedule. The Practice Note describes the headings that should appear in the NCO schedule and what information each heading must include, as follows:

Statement of neighbourhood character

The statement of neighbourhood character details the significance of the area and why it is considered to be distinct or distinctive in the context of other residential areas. It also describes the preferred future character of each area.

Consultation with the community has helped to confirm the value of each area in terms of its existing neighbourhood character and the potential for improvement in the future.

Neighbourhood character objectives

Neighbourhood character objectives for each area then detail what needs to be achieved to retain and enhance the significance of the area. These objectives will relate to more specific design outcomes than those listed in ResCode (Clauses 54 and 55).

All of the nine areas of a high degree of neighbourhood character significance share the same broad neighbourhood character objectives, which are:

- To ensure that new buildings and works reflect the preferred character of the surrounding area.
- To encourage retention of the older dwellings that contribute to the valued character of the area.
- To respect the identified qualities of adjoining heritage buildings, where present.
- To maintain the established pattern of front setbacks in a streetscape.
- To provide space for front gardens.
- To maintain the rhythm of spacing between buildings in a streetscape.
- To allow sufficient space for planting around buildings where this is a characteristic of the street.
- To ensure that new dwellings or extensions to existing dwellings respect the dominant building height and forms of the streetscape.
- To ensure that extensions to those dwellings that contribute to the valued character of the area respect the height and form of the original building and other buildings in the street.
- To ensure that the use of detail design in new buildings complements that of the predominant building styles in the street.
- To ensure that the design detail of extensions to period dwellings complements the style of the original dwelling.
- To maintain and improve the garden settings of the dwellings.
- To encourage designs that respond to variations in topography, where this is a part of the neighbourhood character.
- To maintain the openness of the streetscape and views into front gardens, where this is an important part of streetscape character.
- To minimise the loss of front garden space, the dominance of car parking structures and the number of vehicular crossovers.
- To ensure that multi-dwelling developments complement the key characteristics of the area.

Permit requirement

The NCO schedule allows for a range of permit triggers. All of the areas are recommended to include permit requirements:

- To construct or extend an outbuilding normal to a dwelling.
- To demolish or remove a building.

Modification of Clause 54 and Clause 55 standards (ResCode)

Modifications to the ResCode standards are recommended where it is considered that the existing standards are not sufficient to maintain the character of an area. For most areas the following variations to the standards are recommended. [The text in italics denotes that it is additional to the existing standard.]

Standard	Modified requirement
Parking A9 and B15	<p><i>Carspaces provided within a garage, carport or otherwise constrained by walls should be located behind the front façade of a dwelling fronting a street.</i></p> <p><i>Hard paving for the purpose of carparking or driveway access should be kept to a minimum.</i></p>
Walls on boundaries A11 and B18	<p><i>Buildings should not be constructed on a side boundary within 15 metres of the front boundary. (Applied to areas that are characterised by consistent space between dwellings).</i></p>
Design detail A19 and B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form <i>and pitch</i>, ▪ Verandahs, eaves and parapets, ▪ <i>The number of storeys,</i> ▪ <i>Materials and finishes,</i> <p><i>Specific references to detailed design of predominant era and style where required, e.g.:</i></p> <ul style="list-style-type: none"> ▪ <i>Retention of exposed brickwork.</i> ▪ <i>Use of stonework detailing.</i> <p><i>New buildings should interpret the detailed elements of older dwellings that contribute to the neighbourhood character significance of the area in an innovative and contemporary manner that complements rather than replicates period dwelling styles.</i></p> <p><i>Second storey additions must be designed to retain the roof form and façade proportion of the original dwelling as dominant visual elements. This can be achieved using a number of different design responses such as:</i></p> <ul style="list-style-type: none"> ▪ <i>Locating second storey additions behind the main ridge line and ensuring that they are visually recessive to the original building when viewed from the street.</i> ▪ <i>Including the second storey as an attic in the existing roof space.</i>

Standard	Modified requirement
	<ul style="list-style-type: none"> ▪ <i>Including only minor window elements forward of the original ridge line, such as dormers or skylights.</i> ▪ <i>Ensuring additional roof elements complement the form and pitch of the original roof.</i>

Decision guidelines

The NCO allows additional decision guidelines to be specified. It is recommended that the following is added to each NCO schedule:

Before deciding on an application, the Responsible Authority must consider as appropriate:

- The extent to which any building to be demolished, extended or otherwise modified, contributes to the existing and preferred character of the area, in terms of building form and siting on the lot.
- The condition of the building to be demolished.
- The extent to which the proposed buildings or works assist in reflecting and enhancing the character of the area.
- Whether the building is located to ensure setbacks from the front, side or rear boundaries reflect the rhythm of dwelling spacing in the street.
- Whether the new building respects the predominant roof forms in the area.

Significant Landscape Overlay

For the Point Avenue and Coral Avenue area in Beaumaris additional control via the SLO is recommended. As this area is significant for its vegetation quality it is considered that the SLO offers the most suitable form of planning control.

It is recommended that controls are introduced to:

- require buildings to be sited a minimum of 4 metres from those trees listed in the VPO3 schedule that are over 2 metres in height.
- reduce the maximum site coverage to 40%, to retain adequate space for planting and retention of the tree canopy.
- introduce a building height objective to ensure that roof forms do not extend above the height of the tree canopy, so that the vegetation remains the dominant visual element of this area.
- ensure that front fences are either low height or permeable to maintain the dominant appearance of vegetation in the streetscape.

Front fences

Under the NCO, new fences or modifications to existing fences are only considered when part of an application for general buildings or works, for which a permit is required. Fences on their own can only be required to obtain a permit under the Design and Development Overlay. Areas where front fences are a particularly important characteristic in terms of their low height, distinct style or materials may warrant the application of a DDO in addition to the NCO.

Out of the nine areas recommended for NCOs, it is recommended that DDOs are applied only to Downes Avenue and Meyer Court to control the height and materials of fences, as these are particularly distinct characteristics of both of these streetscapes.

Under the SLO, current provisions allow control over changes to fencing. Given the importance vegetation within the streetscape of the Point Avenue and Coral Avenue area, it is considered that control over the permeability of front fences is necessary.

Reference Document

It is recommended that the Stage 2 Review is included as a Reference Document to the Neighbourhood Character Policy.

7.2 Statutory implementation for areas of moderate significance

As noted previously in this report, it is not recommended that Overlay controls are applied to areas of moderate significance.

For areas of a moderate degree of neighbourhood character significance it is recommended that they be referenced within the Neighbourhood Character Policy and precinct brochures, in a similar manner to those areas of high significance. This would require consideration of neighbourhood character issues specific to these areas only where a planning permit is required. It would not include the detailed requirements of an overlay control such as the NCO that relates to a broader scope of development scenarios.

It is also recommended that these areas are included within the Reference Document to the Planning Scheme, in addition to the high significance areas.

7.3 Other implementation options

Non-statutory tools will also provide an important means of implementing Council's neighbourhood character objectives. These include design coordination in the public domain, community encouragement and education, staff skilling, design advice and statutory support. These tools are discussed further below.

Design coordination in the public domain

The impact of the public domain on the character of an area has been demonstrated in this Review, with the neighbourhood character and landscape quality of the areas clearly derived from a combination of built form, private gardens, the treatment of the road reserve and street planting.

The recommendations of the Stage 1 Review included the establishment of a design co-ordination group that would comprise officers from a range of Council departments to address all aspects of design in road reserves and other parts of the public domain.

Planting

Observations have been made for each area in regard to the landscape quality of private gardens and street planting where this is a significant character element. Council's landscape architect may be able to provide assistance on appropriate planting in significant character areas, or reference to any landscape study that has been undertaken could be given.

Road treatments

Observations on road treatments within areas have also been included. In most areas this relates to retention and maintenance of bluestone kerbing. In the Point Avenue and Coral Avenue area, the unmade road and low scale native planting in the road reserve have been identified as significant elements.

Training and promotion

Community encouragement and education

Community awareness of the importance of neighbourhood character issues is an essential aspect of implementation. This applies to a range of different groups in the community where a range of approaches to communication are required. This includes:

- Education of real estate agents and developers.
- Working with residents' groups and landowners generally.
- Education of design and building professionals.
- Awards for 'good character' developments. It is understood that the Council currently facilitates the Bayside Built Environment Awards.
- Workshops with residents' groups, Council staff, developers or design professionals.
- Public displays.
- Media articles/events.

Staff skilling and design advice

Council's statutory planners and Councillors need continued support and training to make the best use of this Review's recommendations. Correct approaches to site analysis, knowledge about acceptable design solutions, familiarity with architectural styles, and consistency of decisions are all important. Training sessions, workshops and review of current applications by urban design consultants are useful techniques. In addition, training may be required by other parts of the Council organisation where the recommendations impact upon public domain works designed and undertaken by engineering personnel or contractors in accordance with specifications prepared by Council staff.

Resourcing may be an issue in the implementation of the recommendations of this Review, as some recommendations such as increasing controls over buildings and vegetation and more detailed assessment of design may result in increased workloads for planning staff. The Council must be aware of this potential and monitor the effect of introducing new controls to ensure that implementation of the Review is effective.

Above all, the Council must determine to 'send out the right message' to the development community through consistent decision making as well as communication techniques discussed earlier. That message must foster an expectation that the best quality design is expected, and that applicants will be subject to delays or refusal if they fail to meet this expectation.

Statutory support

The main vehicles for statutory support are the Overlay controls and the Local Policy amendments recommended, coupled with the community education and

encouragement initiatives referred to above. However, there are allied or associated measures that can be taken.

Possibilities include:

- Permit conditions.
- Better enforcement of planning conditions.
- Increased publicity about penalties.
- Active monitoring of works undertaken without permission (eg illegal carports).
- Local Laws.

Appendix A

Neighbourhood Character Areas of High Significance

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

COCHRANE STREET, EDMANSON AVENUE AND EBDEN STREET, BRIGHTON

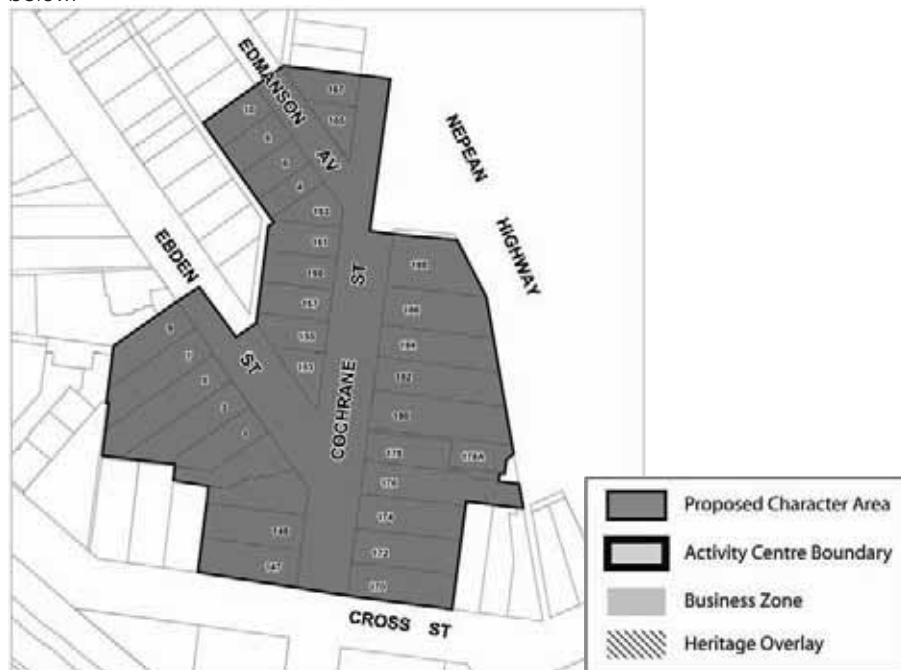


Degree of Neighbourhood Character Significance: **High**

These sections of Cochrane Street, Edmanson Avenue and Ebden Street, Brighton, predominantly consist of Federation era dwellings that are similar in building form, use of materials, front boundary treatment and setbacks. This area is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Cochrane Street, Edmanson Avenue and Ebden Street area is shown in the map below.



Existing Character Elements

A survey of these sections of Cochrane Street, Edmanson Avenue and Ebden Street showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Federation, with some Interwar and limited contemporary infill.
BUILDING MATERIALS	Timber weatherboard in subdued colours. Roofs are predominantly constructed of iron.
BUILDING FORM & LAYOUT	Double fronted dwellings with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Consistently between 7 and 8m.
SIDE SETBACKS	Generally 1-2m.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either provided forward of the dwelling or to the rear of the dwelling where rear access is available. Garages and car ports are uncommon.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT FENCE STYLE	Average height front fencing (up to 1.2m), constructed of either permeable timber picket or corrugated iron or solid masonry.
STREET TREES	Medium sized native and exotic species including Lophostemon trees in Cochrane Street.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with bluestone channelling, footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Modified grid.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Cochrane Street, Edmanson Avenue and Ebden Street predominantly consist of Federation era dwellings that are similar in building form, use of materials, front boundary treatment and setbacks. Dwellings are constructed of weatherboard in predominantly subdued colours, with simple design detailing. Building form consists of double fronted dwellings with pitched roofs with gabled and hipped ends fronting the street. Consistently small front setbacks contain cottage style gardens, generally concealed from the street by picket fences that match the style of dwellings. Bluestone kerbs and channelling, asphalt footpaths and street trees line the streets and act as unifying characteristics.

The preferred neighbourhood character for Cochrane Street, Edmanson Avenue and Ebden Street is derived from the retention of key character elements that contribute to the significance of the area. This includes timber weatherboard dwellings finished in subdued colours. New buildings will continue to be of a similar form and scale as existing dwellings and comply with the existing pattern of small front and side setbacks. Gardens will be planted with vegetation suited to small garden areas and front fences will be of a style and colour that matches those of the dwelling and the overall streetscape.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Cochrane Street, Edmanson Avenue and Ebden Street the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions that are highly visible within the streetscape.
- Car-parking spaces and structures located within front setbacks.
- Creation of new crossovers or wide crossovers.
- Loss of front garden space.
- High front fences.

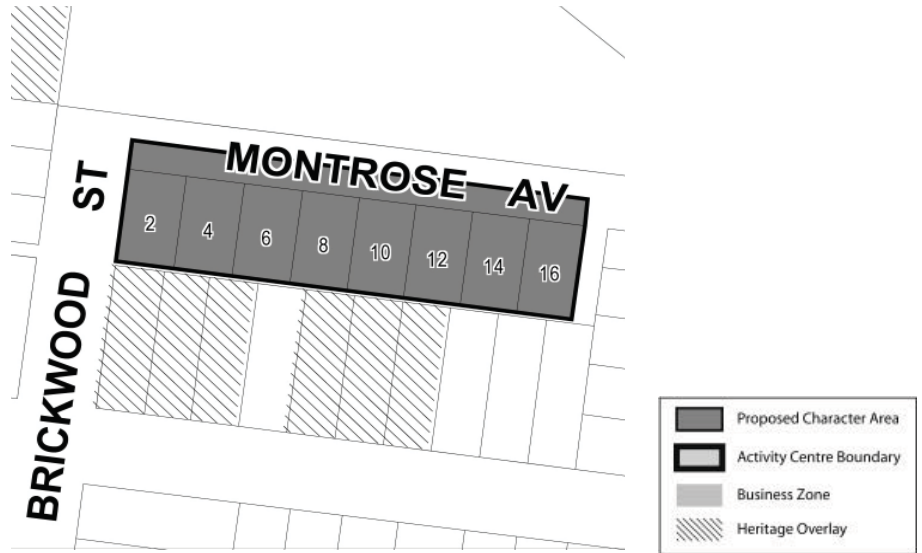
MONTROSE AVENUE, BRIGHTON

Degree of Neighbourhood Character Significance: **High**

Montrose Avenue comprises an intact group of Federation era dwellings, predominantly of the Queen Anne style. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Montrose Avenue area is shown in the map below.



Existing Character Elements

A survey of Montrose Avenue showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Federation era dwellings, predominantly Queen Anne style.
BUILDING MATERIALS	Lightly coloured timber weatherboard. Roofs are predominantly constructed of iron.
BUILDING FORM & LAYOUT	Double fronted dwellings with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Consistently 3m.
SIDE SETBACKS	1m to one side and 3-4m to the other.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either provided to the side of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT FENCE STYLE	Average height front fencing (up to 1.2m), constructed of timber picket.
STREET TREES	Inconsistently spaced and sized mixed species.
ROAD & FOOTPATH TREATMENT	Conventional kerbs and footpath present on both sides. Nature strip present on one side.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Consistently 15m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Montrose Avenue comprises an intact group of Federation era dwellings, predominantly of the Queen Anne style. Consistent building form and articulation add to the significance of this group of dwellings, with some dwellings that appear to be identical in design. All buildings are double fronted with a projecting front room and porch, and high pitched iron roofs that have both hipped and gabled ends fronting the street. Window and door proportions and wall articulation are all of the Federation style, with simple design detailing. Buildings are constructed of timber that is finished in light, subdued colours, which adds to a lightness of the streetscape. Dwellings are set back a consistent distance from the front boundary, with gardens that are small, but established and lined with picket fences that are complementary of the building style and materials.

The preferred neighbourhood character for Montrose Avenue is based upon the presence of dwellings that reflect the existing building form and use of materials in both buildings and fences. New dwellings will be respectful of the existing scale of dwellings, and any additions or alterations to existing dwellings will be well set back from the front façade. New development will also maintain the existing pattern of front setbacks to ensure that this uniformity is retained.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Montrose Avenue the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions that are highly visible within the streetscape.
- Car-parking spaces and structures located within front setbacks.
- Creation of new crossovers or wide crossovers.
- Loss of front garden space.
- High front fences.

Degree of Neighbourhood Character Significance: **High**

Downes Avenue, Brighton, is a particularly unique group of intact dwellings from the Interwar era. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Downes Avenue area is shown in the map below.



Existing Character Elements

A survey of Downes Avenue showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Interwar Spanish Mission, Streamline Moderne and Californian Bungalow.
BUILDING MATERIALS	Stucco and render in subdued colours including cream, grey, white and ivory. There are also some limited examples of red brick dwellings. Roofs are constructed either of red or black tile.
BUILDING FORM & LAYOUT	Mixed plan form.
ROOFING	Wide, low pitched roofs with hipped ends generally fronting the street.
FRONT SETBACKS	Predominantly between 7m and 10m.
SIDE SETBACKS	Side setbacks are varied, however most dwellings are set back from both side boundaries.
STOREY HEIGHT	Predominantly single storey, with some examples of second storey additions.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car parking is generally provided in a drive way / open air car space. In some instances, carports and garages are located forward of the dwellings.
GARDEN STYLE	Established with native and exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Front fences are rendered masonry in a finish that complements the dwellings, combined with iron palisade in a dark, contrasting finish. Fences are generally low to medium height (between 0.75 and 1.2m).
STREET TREES	Consistently large Melaleuca or Lophostemon trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, asphalt footpaths and nature strips are present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Between 15m and 18m frontage widths.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Downes Avenue is a particularly unique group of intact dwellings from the Interwar era. Buildings exhibit a number of uniform features that are further enhanced by consistent streetscape features, including street trees and road treatment.

Spanish Mission style dwellings contribute largely to the significance of Downes Avenue and are interspersed with Californian Bungalow and Streamline Moderne dwellings that complement the character of the street through uniformity of materials, consistency of roof and building form, and façade proportion and articulation. Wall materials for most dwellings consist of render and stucco in subdued colours including cream, grey, white and ivory. Many buildings are detailed with Spanish Mission style arches and columns. There are a small number of red brick Interwar dwellings that contribute to the streetscape character through similar building and roof form and setbacks. Roof form is consistently pitched and hipped. Where gables are present, they are usually proportionally smaller than the hipped element of roofs. Upper levels are either set back from the front façade of the dwelling or accommodated within the roof space, reducing their impact on the streetscape. Front fences are predominantly a combination of render and iron palisade in styles and colours that complement the style and materials of the dwelling.

The architectural styles present in Downes Avenue, along with building spacing, landscaping and streetscape features are highly valued by the local community. The valued and preferred neighbourhood character of Downes Avenue will be shaped by the dominance of detached dwellings with a horizontal emphasis created by their building form, the consistent use of stucco and render in subdued colours and the landscaped settings of the dwellings. The overall streetscape will have a leafy, spacious feel due to consistently large street trees, established gardens and fences that allow views to dwellings.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Downes Avenue the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions that are highly visible within the streetscape.
- Car-parking structures located within front setbacks.
- Creation of new crossovers or wide crossovers.
- Use of non-conforming materials and finishes, such as dark coloured brick, render or weatherboard.
- New buildings with flat roofs.
- Loss of front garden space.
- High front fences.

Degree of Neighbourhood Character Significance: **High**

Missouri Avenue, Brighton, is an intact Interwar streetscape comprised almost entirely of Californian Bungalows. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Missouri Avenue area is shown in the map below.



Existing Character Elements

A survey of Missouri Avenue showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Consistent Californian Bungalows.
BUILDING MATERIALS	A mix of timber, brick and roughcast, or combinations of all of these materials. Roofs are consistently constructed of terracotta tile.
BUILDING FORM & LAYOUT	Generally asymmetrical plan form with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Consistently 8m.
SIDE SETBACKS	Generally 1m to one side and 2-3m to the other.
STOREY HEIGHT	Single storey, with some second storey additions, generally accommodated within the roof space.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either provided to the side or rear of the dwelling within a garage/carport or open air car space. In some instances, car parking is located within the front setback.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Average height timber picket fencing or low to average height solid masonry fencing between 0.75m and 1.2m in height.
STREET TREES	Alternating medium sized exotic trees and large melaleuca trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Consistently 15m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Missouri Avenue is an intact Interwar streetscape comprised almost entirely of Californian Bungalows. Dwellings are consistently set back and are located within generous landscaped front gardens, with low to medium height front fences that assist in maintaining the openness of the streetscape. The varied use of materials and slight differences in built form add to the interest of the streetscape and define individual buildings. Buildings are predominantly single storey, and although there have been some second storey additions to dwellings, these generally have a minimal impact on the streetscape and are either partially accommodated within the roof space or well set back from the front façade. The key components of the character of the area are the consistency of scale, building form and siting. Almost all of the buildings in Missouri Avenue contribute to these key character components.

The preferred neighbourhood character for Missouri Avenue consists of predominantly single storey detached bungalow style dwellings with low, wide pitched roof forms set within landscaped front gardens. Front fences should remain low to medium height to allow views to gardens and dwellings and should be of a style appropriate to Interwar dwellings.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Missouri Avenue the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Use of non-conforming materials.
- Additions to existing dwellings that are highly visible within the streetscape.
- Loss of front garden space.
- High front fences.

MEYER COURT, BRIGHTON EAST

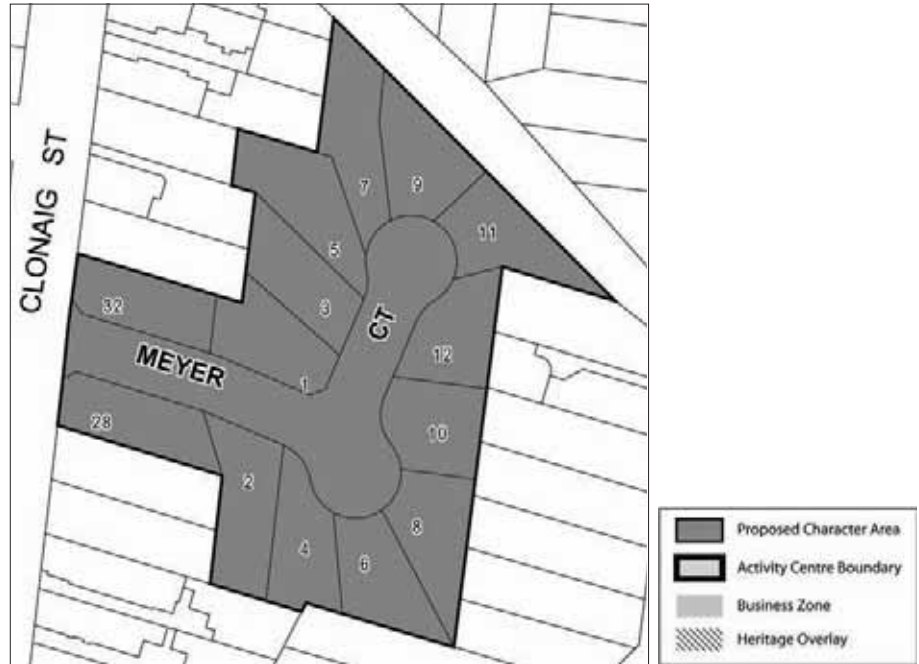
Degree of Neighbourhood Character Significance: **High**

Meyer Court, Brighton East, is a rare example of a 1960s streetscape in a suburb that is generally defined by its Interwar character. It is considered to have a high degree of neighbourhood character significance.



Precinct Map

The Meyer Court area is shown in the map below.



Existing Character Elements

A survey of Meyer Court showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	1960s brick dwellings.
BUILDING MATERIALS	Orange brick, with tiled roofing.
BUILDING FORM & LAYOUT	Single, double and triple fronted, generally asymmetrical plan forms.
ROOFING	Flat or pitched with hipped ends generally fronting the street.
FRONT SETBACKS	Highly varied, up to 12m
SIDE SETBACKS	Mixed, however, all dwellings are detached.
STOREY HEIGHT	Single and double storey.
ORIENTATION TO STREET	Dwellings are generally set on an angle to the street.
CAR PARKING / GARAGING	Car parking is generally provided via a side driveway to a garage or car port, often incorporated into the overall building structure.
GARDEN STYLE	Established with exotic vegetation consisting of some canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Low orange brick fences up to 0.75m in height or open frontages.
STREET TREES	Medium sized and regularly spaced exotic trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Curvilinear.
LOT SIZE / FRONTAGE	Mixed, between 13 and 30m.
TOPOGRAPHY	Undulating.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Meyer Court is a rare example of a 1960s streetscape in a suburb that is generally defined by its Interwar character. Almost every dwelling in the court contributes to its character through the use of orange brick and generous landscaped front gardens with low or no front fences that add to the spacious, open feel. Although dwellings are varied in form, floor plan and height, the character of the court is particularly coherent due to the common use of materials, wide frontages, uncluttered front setbacks and consistent street trees.

The preferred neighbourhood character for Meyer Court is defined by the continued use of orange brick in any new dwellings or modifications to existing dwellings and the maintenance of the openness of the streetscape, created by wide frontages, generous setbacks and low or no front fences.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Meyer Court the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Use of non-conforming materials.
- Loss of front gardens or space around dwellings.
- Front fences that are constructed of materials other than brick, and that exceed the existing height of low front fences.

Degree of Neighbourhood Character Significance: **High**

Pearson Street, Brighton, Street is an intact Victorian and Federation streetscape consisting of small-scale dwellings with limited front and side setbacks. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Pearson Street area is shown in the map below.



Existing Character Elements

A survey of Pearson Street showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Victorian and Federation era dwellings.
BUILDING MATERIALS	Mostly lightly coloured timber weatherboard. Roofs are constructed of iron.
BUILDING FORM & LAYOUT	Symmetrical plan form with verandah or asymmetrical plan form with projected porch and front room.
ROOFING	Pitched, with hipped ends fronting the street or hipped and gabled ends fronting the street.
FRONT SETBACKS	Varied, but generally small.
SIDE SETBACKS	Generally small, between 1 and 2m.
STOREY HEIGHT	Single storey at street frontage with upper level additions not highly visible in the streetscape.
ORIENTATION TO STREET	Predominantly parallel to the street.
CAR PARKING / GARAGING	On-site car parking is either not provided, or is located within the front or side setback.
GARDEN STYLE	Cottage style gardens with exotic species and small areas of lawn.
FRONT FENCE STYLE	Predominantly low fencing up to 1.2m in height, many of which are lightly coloured permeable timber picket or wire fences.
STREET TREES	Regularly spaced, small exotic species.
ROAD & FOOTPATH TREATMENT	Concrete kerbs and channelling, with asphalt footpaths on both sides of the street.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varied, between 6.5 and 12 m.
TOPOGRAPHY	Undulating.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Pearson Street is an intact Victorian and Federation streetscape consisting of small-scale dwellings with limited front and side setbacks. Buildings are consistent in terms of scale, building form, use of materials and front boundary treatment. Dwellings are generally constructed of weatherboard finished in subdued colours, and front boundaries are lined with picket fences that match the style of the dwelling. Buildings are generally single fronted with hipped roofs, small verandahs and simple detailing. Although front gardens are limited by small setbacks, cottage style gardens and vegetation suited to small garden areas add to the character of the streetscape.

The preferred neighbourhood character for Pearson Street is shaped by the presence of original dwellings and the consistency of building form, materials and finishes. New development will respect the scale of the overall streetscape and will employ a similar use of materials and simple detailing. The streetscape will be further enhanced through the establishment of front gardens that are suited to smaller spaces.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Pearson Street the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Large areas of paving or car parking within front setbacks.
- Building additions or extensions that are highly visible in the streetscape.
- High, solid front fences.
- Use of non-conforming materials, such as dark coloured brick.

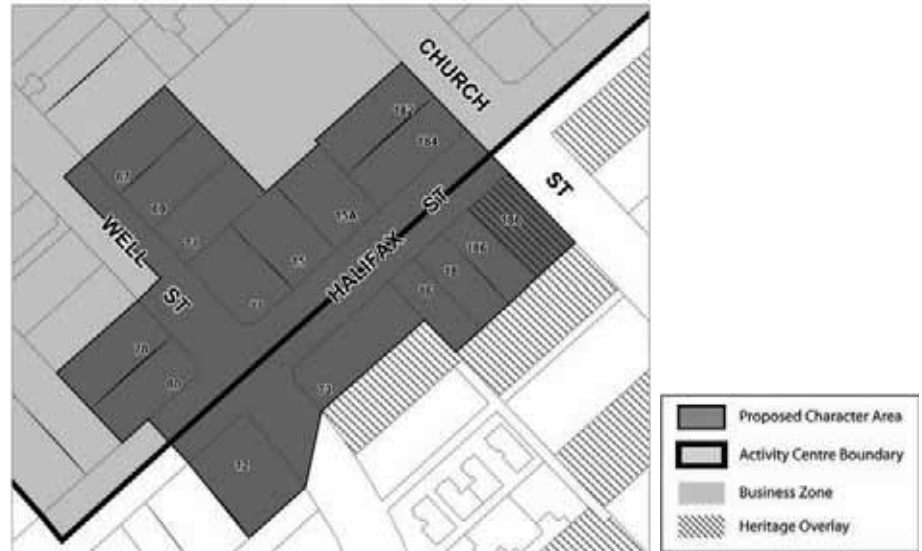
HALIFAX, WELL AND CHURCH STREETS, BRIGHTON

Degree of Neighbourhood Character Significance: **High**

These small sections of Halifax, Well and Church Streets are defined by the presence of grand clinker brick Interwar dwellings, predominantly English Revival or Tudor style, within a leafy streetscape. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Halifax, Well and Church Streets area is shown in the map below.



Existing Character Elements

A survey of Halifax, Well and Church Streets showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Interwar English Revival or Tudor style dwellings.
BUILDING MATERIALS	Red or cream brick with tiled roofs.
BUILDING FORM & LAYOUT	Predominant asymmetrical plan form. Two pairs of duplex buildings give the overall appearance of a single building form.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Varied, generally between 5m and 8m.
SIDE SETBACKS	Mixed, between 1m and 3m.
STOREY HEIGHT	Single and double storey.
ORIENTATION TO STREET	Predominantly parallel to the street.
CAR PARKING / GARAGING	Car spaces are generally provided to the side of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Varied height front fences constructed of brick or solid masonry and iron palisade combinations.
STREET TREES	Large exotic avenue Plane trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Varied, but generally wide frontage widths, up to 20m for normal allotments.
TOPOGRAPHY	Undulating.



Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

The character of these small sections of Halifax, Well and Church Streets is defined by the presence of grand clinker brick Interwar dwellings, predominantly English Revival or Tudor style, within a leafy streetscape. Buildings are well set back from front boundaries and are located within established exotic garden spaces. Nature strips are lined with Plane avenue trees that dominate the streetscape. Dwellings are mostly two storeys, with high pitched roofs that sit below the tree canopy. Dwellings are unified through the common use of red clinker brick, tiled roofs and similar building forms. The style of front fences varies, however they generally match the building style and allow views to gardens and dwellings.

The preferred neighbourhood character for this area is defined by the continued use of clinker brick or similar materials that compliment the existing use of clinker brick as well as the retention of large garden spaces to accommodate canopy trees and other vegetation. Building form will continue to be defined by high pitched roofs, and views to dwellings will be maintained through low or permeable front fences.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For these sections of Halifax, Well and Church Streets the following threats were identified:

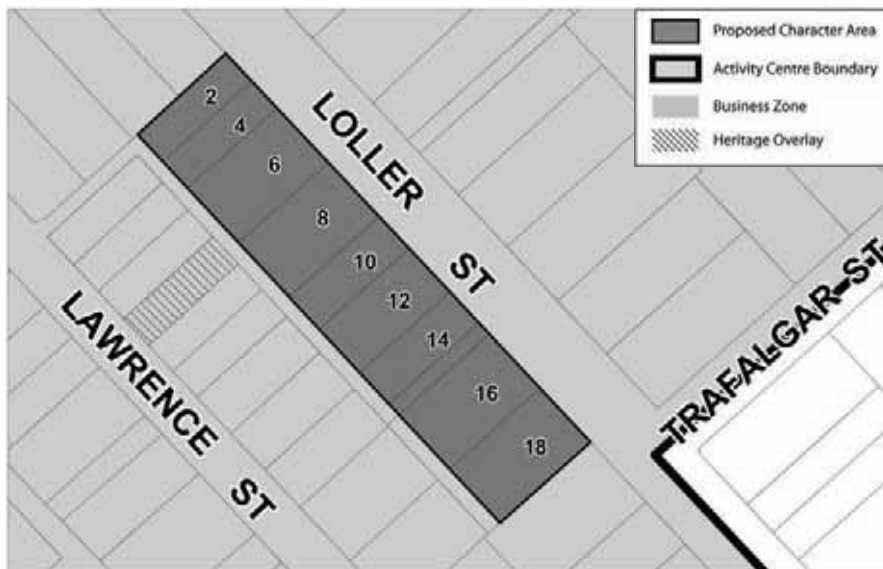
- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Use of non-conforming materials, such as render or timber.
- Additions to existing dwellings that are highly visible within the streetscape.
- Inconsistent roof form, including flat, skillion or curved roofs.
- High front fences.
- Loss of garden space in front and side setbacks.
- Boundary to boundary development.
- Car parking structures located within front setbacks.

Degree of Neighbourhood Character Significance: **High**

The character of this section of Loller Street is shaped by the presence of low scale Victorian cottages and a limited number of Federation style dwellings. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Loller Street Street area is shown in the map below.



Existing Character Elements

A survey of Loller Street showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Predominantly Victorian and Federation era dwellings.
BUILDING MATERIALS	Brick and lightly coloured timber weatherboard. Roofs are generally tiled.
BUILDING FORM & LAYOUT	Mixed building form and layout.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Small front setbacks between 1m and 2m.
SIDE SETBACKS	Generally small, up to 1m.
STOREY HEIGHT	Predominantly single storey, with some second storey additions.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	On-site car parking is generally absent from the front of properties.
GARDEN STYLE	Front gardens are limited by small front setbacks however some properties have cottage style landscaping.
FRONT FENCE STYLE	Predominantly permeable timber picket up to 1.5m in height.
STREET TREES	Regularly spaced and sized Lophostemon trees.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with footpaths and nature strip present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Generally small, but ranging in width between 7m and 15m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

The character of this sections of Loller Street is shaped by the presence of low scale Victorian cottages and Federation style dwellings. There is an 'inner urban' feel to this area, owing to the small period style dwellings, lot sizes that are smaller than surrounding areas and minimal setbacks. Building form and materials are varied, but dwellings are unified by pitched roofs and building detailing such as verandas and chimneys. Fences are predominantly timber picket and are of a colour and style that is suited to the dwelling.

The preferred future character of this area is formed by housing that respects the small scale of the existing built form and is designed to respond to the limitations provided by smaller lot sizes. Additions, alterations and upper levels of new and existing dwellings will be well set back from the front façade. New development will also maintain the existing pattern of front and side setbacks and enhance the streetscape through the use of innovative landscaping and vegetation that is suited to smaller garden spaces. Front fences will generally be constructed of timber picket in a colour that suits the use of materials in the dwelling.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Loller and Lawrence Streets the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions to existing dwellings that are highly visible in the streetscape.

VALDEMAR COURT AND TATONG ROAD, BRIGHTON EAST

Degree of Neighbourhood Character Significance: **High**

This small pocket of Brighton East is dominated by 1950s and 1960s era dwellings that are consistent in built form, use of materials, building setbacks and front boundary treatment. They are considered to have a high degree of neighbourhood character significance.

Precinct Map

The Valdemar Court and Tatong Road area is shown in the map below.



Existing Character Elements

A survey of Valdemar Court and Tatong Road showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	1950s/60s era dwellings.
BUILDING MATERIALS	Cream brick, red brick, clinker brick and occasional weatherboard, with some original dwellings that have been rendered. Roofs are constructed of tile.
BUILDING FORM & LAYOUT	Generally double and triple fronted dwellings with asymmetrical plan forms.
ROOFING	Pitched roofs with hipped ends fronting the street.
FRONT SETBACKS	Between 6m and 10m.
SIDE SETBACKS	Generally 1m to one side and 3m to the other.
STOREY HEIGHT	Predominantly single storey.
ORIENTATION TO STREET	Dwellings are mostly parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side or rear of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with native and exotic vegetation consisting of shrubs, lawn areas and occasional canopy trees.
FRONT FENCE STYLE	Generally low brick or permeable timber picket front fences between 0.75m and 1.2m in height, constructed with materials suited to the style of the dwelling.
STREET TREES	Regularly spaced and sized predominantly native species, including Lophostemon or Melaleuca trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Generally between 15m and 17m.
TOPOGRAPHY	Undulating.

Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

This small pocket of Brighton East is dominated by 1950s and 1960s era dwellings that are consistent in built form, use of materials, building setbacks and front boundary treatment. The area is characterised by single storey, predominantly cream brick veneer homes that generally remain in their original condition, with a very low occurrence of building modification. Dwellings are either double or triple fronted, with an asymmetrical plan form and a hipped roof. Front fences are constructed of cream brick and are low in height, allowing views to gardens and dwellings. Overall, streetscapes are low-scale, with a dominant horizontal emphasis, and are lined with Melaleuca street trees.

The preferred neighbourhood character for Valdemar Court and Tatong Road is formed by low-scale dwellings that continue to utilise cream brick or similar materials that complement the predominant use of cream brick, set behind generous front gardens and low front fences. The existing pattern of front and side setbacks will be maintained and any new development will respect the horizontal emphasis of the streetscape.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Valdemar Court and Tatong Road the following threats were identified:

- Development that is out of scale with the existing low scale character.
- Reproduction style architecture.
- Additions to existing dwellings that are highly visible within the streetscape.
- Rendering of existing dwellings or large expanses of render in new development.
- Car parking structures forward of the façade of the dwelling.
- High front fences.
- Loss of front gardens and the space around dwellings.

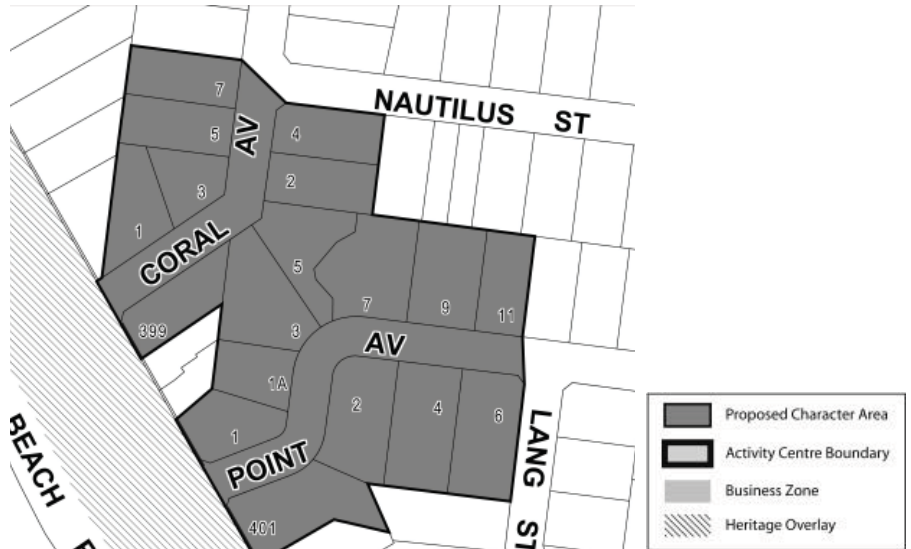
CORAL AVENUE AND POINT AVENUE, BEAUMARIS

Degree of Landscape Character Significance: **High**

The high level of vegetation cover and bushland character of these two streets have influenced building style and form, as well as position on site and front boundary treatment. This area is considered to have a high degree of landscape character significance.

Precinct Map

The Coral Avenue and Point Avenue area is shown in the map below.



Existing Character Elements

A survey of Coral Avenue and Point Avenue showed that this area displays the following landscape elements.

ARCHITECTURAL STYLE	Postwar, 1960s and contemporary era dwellings.
BUILDING MATERIALS	Brick, render and timber weatherboard.
BUILDING FORM & LAYOUT	Mixed.
ROOFING	Pitched and flat roofs.
FRONT SETBACKS	Mixed front and side setbacks. Some dwellings are set within grounds.
SIDE SETBACKS	Mixed.
STOREY HEIGHT	Predominantly two storeys.
ORIENTATION TO STREET	Dwellings are generally set on an angle to the street.
CAR PARKING / GARAGING	Car parking is provided to the side, front or rear of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Bushy native gardens consisting of canopy trees, shrubs and lawn areas.
FRONT FENCE STYLE	Front boundaries are predominantly lined with native vegetation. Where present, front fences are typically permeable iron palisade or masonry and iron palisade combination.
STREET TREES	Roadsides are lined with bushy verges comprising native vegetation.
ROAD & FOOTPATH TREATMENT	Roads and verges are unsealed.
SUBDIVISION PATTERN	Curvilinear.
LOT SIZE / FRONTAGE	Large frontage widths up to 30m.
TOPOGRAPHY	Undulating.



Degree of Landscape Significance: **High**



Statement of Landscape Significance

The Statement of Landscape Significance describes the existing landscape significance of the area and how this can be enhanced into the future.

The high level of vegetation cover and bushland character of these two streets have influenced building style and form, as well as position on site and front boundary treatment. The distinct landscape characteristics of this area make it significant and unique within the local area. Buildings are generally of a contemporary style and are concealed amongst native vegetation, with little impact on the streetscape. Roadways remain unsealed, and verges are lined with bushy native vegetation. Streetscape vegetation has the appearance of flowing across the public and private domains due to the lack of front fences or presence of permeable front fences. Front and side setbacks are large, allowing bushy native vegetation and canopy trees to surround dwellings.

Potential Threats to Character

The survey also identified potential threats to the landscape. For Coral Avenue and Point Avenue the following threats were identified:

- Removal of native vegetation in the public or private domain.
- Reproduction style architecture.
- Large areas of impervious surfaces.
- New development that dominates views through or above the tree canopy.
- High or solid front fences.
- Use of brightly coloured or reflective materials.
- Loss of unsealed roadways and verges.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

TRAFFORD AVENUE, BRIGHTON

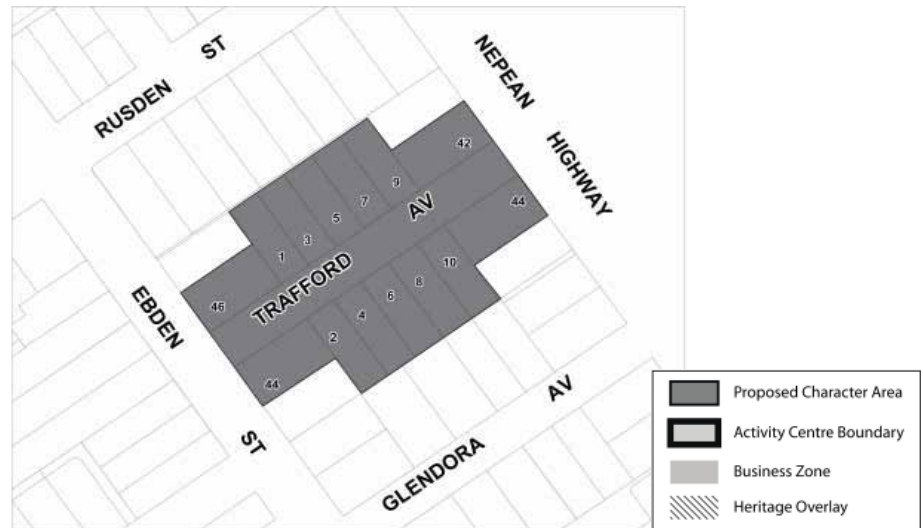


Degree of Neighbourhood Character Significance: **High**

Trafford Avenue, Brighton, is characterised by a consistent set of Federation era dwellings similar in building form. It is considered to have a high degree of neighbourhood character significance.

Precinct Map

The Trafford Avenue area is shown in the map below.



Existing Character Elements

A survey of Trafford Avenue showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Federation era dwellings.
BUILDING MATERIALS	Lightly coloured timber weatherboard. Roofs are constructed of either iron or tile.
BUILDING FORM & LAYOUT	Double fronted asymmetrical dwellings, often with projecting front room and porch.
ROOFING	Pitched, both hipped and gabled.
FRONT SETBACKS	Small front setbacks of 3-5m.
SIDE SETBACKS	Side setbacks of 1m on each side.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either not provided or are located within the front setback to the side of the property.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and small areas of lawn.
FRONT FENCE STYLE	Generally average to high height front fencing, constructed of either permeable timber picket or iron palisade.
STREET TREES	Medium sized exotic street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	12m frontage widths.
TOPOGRAPHY	Flat.



Degree of Neighbourhood Character Significance: **High**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Trafford Avenue is characterised by Federation era dwellings set behind small front gardens and complementary fences. There is a consistency of building setbacks, building form and roof pitch. Although wall colours vary, finishes are generally in subdued or light colours. Front fences range between medium and high and are mostly constructed of timber picket with some occurrences of iron palisade.

The preferred neighbourhood character for Trafford Avenue will be formed by the presence of Federation era dwellings, combined with new dwellings that are respectful of these older styles. Dwellings will be well articulated in plan and elevation, use simple detailing and contain materials that complement those used in the street. They will also be low in scale with pitched roof forms. Space for the planting of vegetation will be provided in front yards by allowing front and side setbacks that reflect the consistency of those in the street. Fences will be appropriate to the era of the dwelling.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Trafford Avenue the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Dwelling additions or extensions that are highly visible within the streetscape.
- Car-parking structures within front setbacks.
- Creation of new crossovers or wide crossovers.
- Loss of front garden space.
- High, solid front fences.

Appendix B

Neighbourhood Character Areas of Moderate Significance

Degree of Neighbourhood Character Significance: **Moderate**

Glendora Avenue, Brighton, is characterised by a mix of Federation and Interwar buildings set in garden surrounds. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Glendora Avenue area is shown in the map below.



Existing Character Elements

A survey of Glendora Avenue showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Mix of Federation dwellings, Interwar Californian Bungalows and Interwar Spanish Mission dwellings.
BUILDING MATERIALS	Lightly coloured timber weatherboard or roughcast (in Spanish Mission dwellings). Roofs are constructed of either iron or tile.
BUILDING FORM & LAYOUT	Double fronted asymmetrical dwellings, often with projecting front room and porch.
ROOFING	Pitched, both hipped and gabled.
FRONT SETBACKS	Small front setbacks of 4-5m.
SIDE SETBACKS	Side setbacks of 1-2m.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either provided to the side of the dwelling within a garage/carport or open air car space, or within the front setback.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT FENCE STYLE	Average height front fencing (up to 1.2m), constructed of either solid masonry or permeable timber picket.
STREET TREES	Medium sized exotic street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Varied, between 12m and 18m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Glendora Avenue is characterised by Interwar buildings set in garden surrounds. There is a consistency of building setbacks, building form and roof pitch, front boundary treatment and use of subdued colours in fences and wall materials. Front fences are medium height and constructed of either solid masonry or timber picket. Car parking is generally provided for at the side of the dwelling.

The preferred neighbourhood character for Glendora Avenue will be formed by the presence of Interwar dwellings, combined with new dwellings that are respectful of these older styles, sitting within established gardens. Dwellings will be well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They will also be low in scale with pitched roof forms and will not dominate the streetscape. Space for the planting of vegetation will be provided in front yards by allowing generous front and side setbacks and locating car ports and garages behind the line of the dwelling. Fences will be open in style and appropriate to the era of the dwelling.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Glendora Avenue the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Dwelling additions or extensions that are highly visible within the streetscape.
- Car-parking spaces within front setbacks.
- Creation of new crossovers or wide crossovers.
- Loss of front garden space.
- High front fences.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

ELWOOD STREET, BRIGHTON



Degree of Neighbourhood Character Significance: **Moderate**

Elwood Street, Brighton, comprises a mix of older dwellings of the Interwar and Victorian eras which give this street a special character.

Precinct Map

The Elwood Street area is shown in the map below.



Existing Character Elements

A survey of Elwood Street showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Predominantly a mix of Interwar era dwellings, including Californian Bungalow, English Revival and other Interwar styles. Some Victorian dwellings are also present.
BUILDING MATERIALS	Predominantly roughcast or brick. Roofs are constructed of tile.
BUILDING FORM & LAYOUT	Mixed.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally large, between 5 and 9m.
SIDE SETBACKS	Generally between 1 and 2 metres, however, some dwellings have large side setbacks up to 4m.
STOREY HEIGHT	Generally single storey, with some occasional second storey extensions to original dwellings.
ORIENTATION TO STREET	Parallel to the street, with main roof ridge lines running either parallel or at right angles to the street.
CAR PARKING / GARAGING	Car spaces are either provided to the side or rear of the dwelling within a garage/carport or open-air car space.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Average height front fencing (generally up to 1.2m), constructed of permeable timber picket, solid masonry or iron palisade and masonry combinations.
STREET TREES	Consistent, medium sized Lophostemon street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Mixed, between 8m and 30m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Elwood Street, Brighton, comprises a mix of dwellings that date back to the Victorian and Interwar eras which give this street a special character. While architectural styles are varied, there is a consistency in the pitched tiled roofs and use of brick or render finishes. Large frontage and side setbacks that allow space for mature exotic gardens and regular planting of street trees create a leafy appearance for the streetscape. Most buildings are single storey in height.

The preferred neighbourhood character for Elwood Street will be formed by the presence of Victorian and Interwar dwellings, combined with new dwellings that are respectful of these older styles, sitting within established gardens. Dwellings will be well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They will also be low in scale with pitched roof forms and will not dominate the streetscape. Space for the planting of vegetation will be provided in front yards by the provision of generous front and side setbacks and locating car ports and garages behind the line of the dwelling. Fences will be open in style and appropriate to the era of the dwelling.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Elwood Street the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions that are highly visible within the streetscape.
- Car-parking spaces and structures located within front setbacks.
- Creation of new crossovers or wide crossovers.
- Loss of front garden space.
- High front fences.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

MONTCLAIR AVENUE, GRANDVIEW ROAD, MAROONA ROAD AND IONA ROAD, BRIGHTON



Degree of Neighbourhood Character Significance: **Moderate**

Montclair Avenue, Grandview Road, Maroona Road and Iona Roads, Brighton, predominantly consist of timber weatherboard and brick dwellings from the Interwar era. This area is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Montclair Avenue, Grandview Road, Maroona Road and Iona Road area is shown in the map below.



Existing Character Elements

A survey of Montclair Avenue, Grandview Road, Maroona Road and Iona Road showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Predominantly Interwar Californian Bungalows with some limited contemporary infill dwellings.
BUILDING MATERIALS	Timber weatherboard and brick. Roofs are constructed of tile.
BUILDING FORM & LAYOUT	Typically asymmetrical plan form with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Mixed front setbacks, generally between 7m and 10m.
SIDE SETBACKS	Buildings are set back from both side boundaries, generally between 1m and 2m.
STOREY HEIGHT	Predominantly single storey with some second storey additions.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car parking treatment is mixed, with car parking in the front setback, or to the side or rear of the dwelling, either in an open-air car space or garages.
GARDEN STYLE	Established with exotic vegetation consisting of shrubs and lawn and occasional canopy trees.
FRONT FENCE STYLE	Mixed styles of front fences, including permeable timber picket, brick and occasional iron palisade. Front fence heights range in height up to 1.5m.
STREET TREES	Varying sizes and species of street trees.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Grid.
LOT SIZE / FRONTAGE	Generally between 15m and 17m.
TOPOGRAPHY	Flat.

MONTCLAIR AVENUE, GRANDVIEW ROAD, MAROONA ROAD AND IONA ROAD, BRIGHTON

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Montclair Avenue, Grandview Road, Maroona Road and Iona Roads predominantly consist of timber weatherboard and brick dwellings from the Interwar era, as well as some contemporary infill. The area is characterised by predominantly single storey dwellings with varying front and side setbacks as well as diversity in street tree size and species. Front fences range in height and include a mix of timber picket, brick and iron palisade.

The preferred neighbourhood character for Montclair Avenue, Grandview Road, Maroona Road and Iona Roads will be formed by the presence of Interwar dwellings, combined with new dwellings that are respectful of these older styles, sitting within established gardens. Dwellings will be well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They will also be low in scale with pitched roof forms and will not dominate the streetscape. Space for the planting of vegetation will be provided in front yards by allowing generous front and side setbacks and locating car ports and garages behind the line of the dwelling. Fences will be open in style and appropriate to the era of the dwelling.

Potential Threats to Character

Montclair Avenue, Grandview Road, Maroona Road and Iona Road the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions that are highly visible within the streetscape.
- Car-parking spaces and structures located within front setbacks.
- Loss of front garden space.
- High front fences.

MARTIN AND THOMSON STREETS, BRIGHTON

Degree of Neighbourhood Character Significance: **Moderate**

Martin Street and Thomson Street, Brighton, are defined by the presence of predominantly Federation style dwellings and smaller scale contemporary infill. They are considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Martin and Thomson Streets area is shown in the map below.



Existing Character Elements

A survey of Martin Street and Thomson Street showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Predominantly Federation, with some limited contemporary infill.
BUILDING MATERIALS	Lightly coloured timber weatherboard. Roofs are either constructed of tile or iron.
BUILDING FORM & LAYOUT	Single and double fronted dwellings with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally 6m, although some front setbacks are greater.
SIDE SETBACKS	Generally between 1m and 3m.
STOREY HEIGHT	Predominantly single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either not provided, or are located to the side or rear of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn. Some properties have cottage style gardens.
FRONT FENCE STYLE	Medium height timber picket fencing up to 1.2m. There are some solid masonry front fences, and some masonry and iron palisade combinations.
STREET TREES	Medium and large mixed exotic species, regularly spaced.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Generally between 7m and 10m for single dwellings. Frontage widths are larger for multi-unit development.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Martin Street and Thomson Streets are defined by the presence of predominantly Federation style dwellings and smaller scale contemporary infill. Dwellings are generally single storey and constructed of weatherboard finished in subdued colours. Front and side setbacks are generally consistent and fences are predominantly timber picket. Streets generally consist of a mix of evenly spaced, medium to large scale exotic species.

The preferred neighbourhood character for Martin Street and Thomson Streets will be formed by the many pre World War 2 dwellings, and new dwellings that respect the forms, siting and materials of the older dwellings. The consistently pitched roof forms and highly articulated front wall facades will form a unified, fine grain subdivision pattern. The character of the area will be enhanced by the use of light materials in building facades, and open style front fences that allow views to the buildings and gardens.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Martin and Thomson Streets the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions or extensions that are highly visible within the streetscape.
- High front fences
- Large expanses of unarticulated masonry or render in new development.

Degree of Neighbourhood Character Significance: **Moderate**

Coronation Street, Brighton East, is defined by its mixture of architectural styles including Interwar Spanish Mission and Bungalow dwellings. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Coronation Street area is shown in the map below.



Existing Character Elements

A survey of Coronation Street showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Mix of Federation and Interwar styles, including Spanish Mission and Californian Bungalows.
BUILDING MATERIALS	Predominantly lightly coloured timber weatherboard or roughcast.
BUILDING FORM & LAYOUT	Generally asymmetrical plan form with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally between 6 and 8m.
SIDE SETBACKS	Often 1m to one side and 1-3m to the other.
STOREY HEIGHT	Single storey, with some second storey additions to the rear of dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are either provided to the side or rear of the dwelling within a garage/carport or open air car space. In some instances, car parking spaces and structures are located forward of the dwelling.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Front fence style is mixed. In some instances, frontages are open.
STREET TREES	A mix of native species that are consistently spaced and sized.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with footpath and nature strip present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Predominantly 15m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Coronation Street is defined by its mixture of architectural styles including Interwar Spanish Mission and Bungalow dwellings. There is a general consistency of building setbacks, building form and roof pitch. The streetscape consists of a mix of evenly sized and spaced native species. Front fences vary greatly in style and height.

The preferred neighbourhood character for Coronation Street will be formed by the presence of Interwar dwellings, combined with new dwellings that are respectful of these older styles, sitting within established gardens. Dwellings will be well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They will also be low in scale with pitched roof forms and will not dominate the streetscape. Space for the planting of vegetation will be allowed in front yards by the provision of generous front and side setbacks and locating car ports and garages behind the line of the dwelling. Fences will be open in style and appropriate to the era of the dwelling.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Coronation Street the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Loss of front gardens and space around dwellings.
- High, solid front fences.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

MILROY STREET, BRIGHTON EAST (eastern side only)

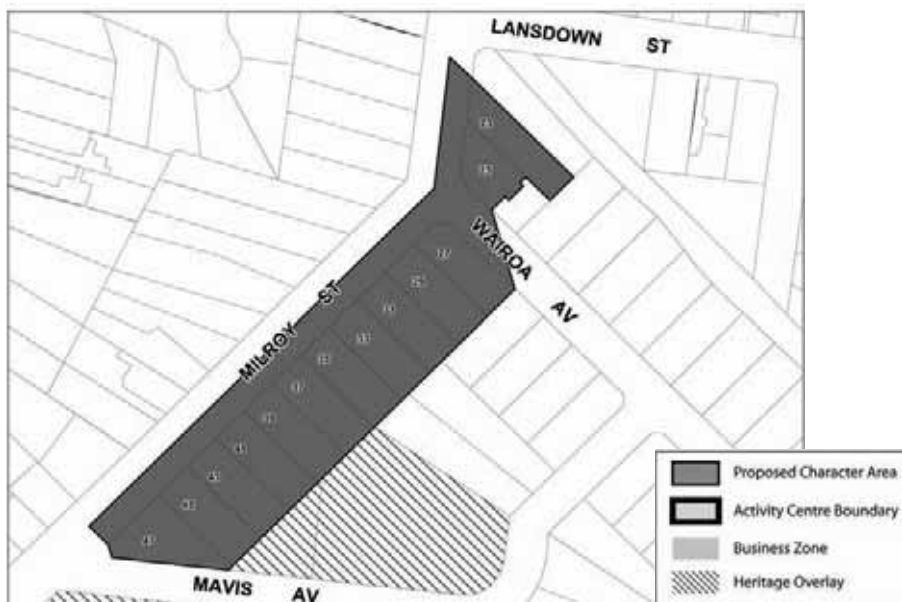
Degree of Neighbourhood Character Significance: **Moderate**

The eastern side of Milroy Street is characterised by the prominence of Interwar Bungalows and the use of red brick for dwellings. It is considered to have a moderate degree of neighbourhood character significance.



Precinct Map

The Milroy Street area is shown in the map below.



Existing Character Elements

A survey of the eastern side of Milroy Street showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Interwar Bungalows.
BUILDING MATERIALS	Predominantly red brick, with some timber weatherboard dwellings. Roofs are constructed of tile.
BUILDING FORM & LAYOUT	Asymmetrical plan form with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Consistently 6-7m.
SIDE SETBACKS	Between 1m and 3m.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Driveways are generally provided to the side of the dwelling, with car parking structures provided towards the rear of properties.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Mostly low to medium height front fences (up to 1.2m) constructed of brick to match the style of the dwelling. Other styles include timber and masonry.
STREET TREES	Mixed species, spacing and sizes.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with footpath and nature strip present on one side, and footpath only on the other side.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Consistently 15m.
TOPOGRAPHY	Undulating.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

The eastern side of Milroy Street is characterised by the prominence of Interwar Bungalows and the use of red brick for dwellings. Buildings are generally consistent in terms of scale, building form, use of materials and setbacks. Gardens generally contain low level vegetation, with the streetscape containing a mix of species of varying heights and spacing. Car parking is generally provided for at the side or back of the dwelling.

The preferred neighbourhood character for Milroy Street will be formed by the presence of Interwar dwellings, combined with new dwellings that are respectful of these older styles, sitting within established gardens. Dwellings will be well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They will also be low in scale with pitched roof forms and will not dominate the streetscape. Space for the planting of vegetation will be provided through the provision of generous front and side setbacks that are consistent with the existing rhythm of dwelling spacing in the street. Car ports and garages will be located behind the line of the dwelling and front fences will low in height and appropriate to the building era.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Milroy Street the following threats were identified:

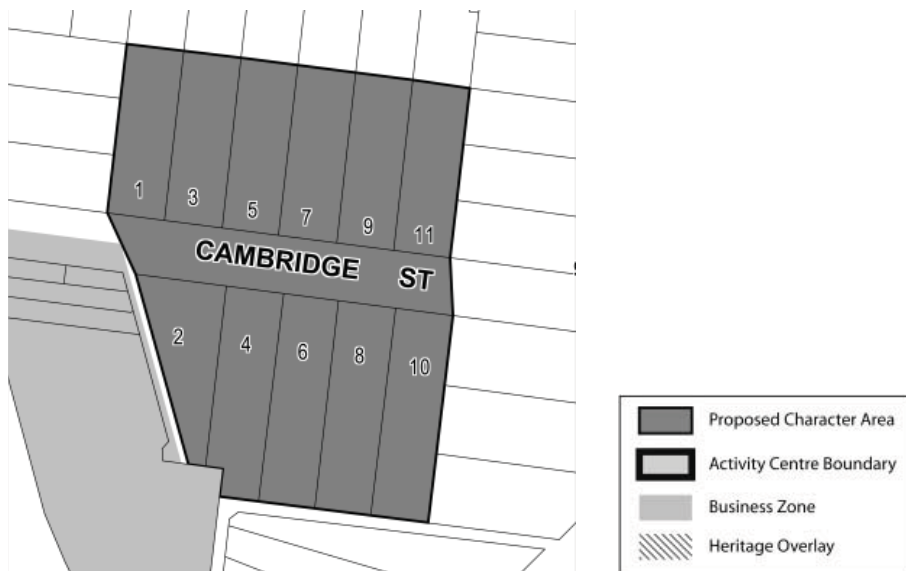
- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- High front fences.

Degree of Neighbourhood Character Significance: **Moderate**

Cambridge Street, Brighton East, is defined by Interwar dwellings set in garden surrounds. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Cambridge Street area is shown in the map below.



Existing Character Elements

A survey of Cambridge Street showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Interwar era dwellings, predominantly Californian Bungalows.
BUILDING MATERIALS	Generally timber or brick with roughcast detailing. Roofs are constructed of tile.
BUILDING FORM & LAYOUT	Asymmetrical plan form with projecting front room and porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally 7-9m.
SIDE SETBACKS	1m to one side and 3m to the other.
STOREY HEIGHT	Predominantly single storey with some second storey additions accommodated within the roof space or located towards the rear of the dwelling.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/carport or open air car space. In some instances, car parking spaces are located within the front setback.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Permeable timber picket or solid masonry fences that are varied in height.
STREET TREES	Deciduous exotic avenue trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Predominantly 15m frontage widths.
TOPOGRAPHY	Undulating.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Cambridge Street is defined by Interwar dwellings set in garden surrounds. The street predominantly consists of single storey Californian Bungalows constructed of timber or brick with rough cast detailing. The streetscape is lined with exotic avenue trees and private gardens are generally well established with exotic vegetation. Fences vary in height and type but are predominantly high in scale and of timber picket or solid masonry. Car parking is generally provided for at the side of the dwelling.

The preferred neighbourhood character for Cambridge Street will be formed by the presence of Interwar dwellings, combined with new dwellings that are respectful of these older styles, sitting within established gardens. Dwellings will be well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They will also be low in scale with pitched roof forms and will not dominate the streetscape. Space for the planting of vegetation will be provided in front yards by the provision of generous front and side setbacks and locating car ports and garages behind the line of the dwelling. Together, the planting in private gardens and the avenue street trees will create a leafy feel for this streetscape. Fences will be open in style and appropriate to the era of the dwelling.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Cambridge Street the following threats were identified:

- Replacement of existing Californian Bungalows, with new development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Loss of exotic avenue planting.
- Building additions or extensions that are highly visible within the streetscape.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

AGNEW STREET AND FERGUSON STREET (northern side only), BRIGHTON EAST

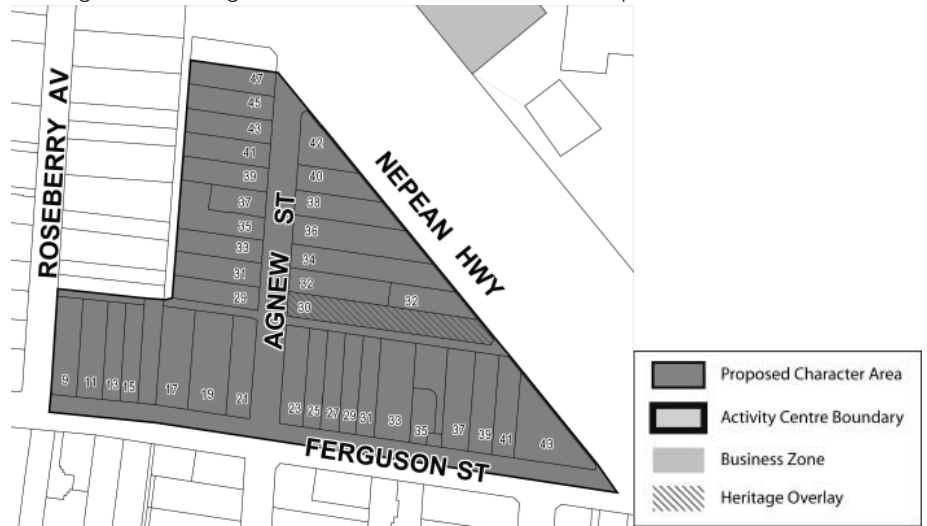


Degree of Neighbourhood Character Significance: **Moderate**

Agnew and Ferguson Streets consist of Victorian and Federation cottages. They are considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Agnew and Ferguson Street area is shown in the map below.



Existing Character Elements

A survey of Agnew Street and Ferguson Street showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Victorian and Federation cottages.
BUILDING MATERIALS	Predominantly lightly coloured timber. Roofs are either constructed of iron or tile.
BUILDING FORM & LAYOUT	Either double fronted symmetrical plan form or single fronted with small projecting porch and front room.
ROOFING	Pitched, with either hipped ends facing the street in Victorian dwellings, or hipped and gabled ends facing the street in Federation era dwellings.
FRONT SETBACKS	Usually small, but varied front setbacks.
SIDE SETBACKS	Small setbacks of generally 0-1m on both sides.
STOREY HEIGHT	Single storey, with some second storey additions, that are well set back from the front facade.
ORIENTATION TO STREET	Either parallel or set on a slight angle to the street.
CAR PARKING / GARAGING	Generally located within the rear setback, with access gained via rear laneway. In some instances, car parking spaces are located within the front setback.
GARDEN STYLE	Cottage style gardens with exotic species and small areas of lawn.
FRONT FENCE STYLE	Average height lightly coloured permeable timber picket front fences, generally around 1.2m in height.
STREET TREES	Small exotic species that are regularly spaced and sized.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with asphalt footpaths on both sides of the street. Ferguson Street also has a narrow nature strip.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Small, generally 7-10m frontage widths.
TOPOGRAPHY	Flat.

AGNEW STREET AND FERGUSON STREET, BRIGHTON EAST (northern side only)

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Agnew and Ferguson Streets consist of Victorian and Federation cottages. The streets are characterised by small lot sizes containing predominantly single storey, lightly coloured timber dwellings. Front setbacks are landscaped with cottage style gardens, generally concealed from the street by picket fences that are suited to the era and style of dwellings. There is an 'inner urban' feel to this area, owing to the style of the dwellings, small lot sizes and setbacks, bluestone kerbing, as well as the lack of nature strips and minimal streetscape vegetation.

The preferred neighbourhood character for Agnew and Ferguson Streets will be derived from the retention of key character elements that contribute to the significance of the area. New buildings will continue to be of a similar form and scale as existing dwellings and will comply with the pattern of small front and side setbacks. Buildings will not dominate the streetscape, with second storeys recessed from the front, simple detailing and articulated front wall facades. The frequent use of weatherboard will maintain the sense of lightness in the streetscape and this is strengthened by the use of low to medium front fences of open styles. Gardens will be planted with vegetation suited to small garden areas.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Agnew Street and Ferguson Street the following threats were identified:

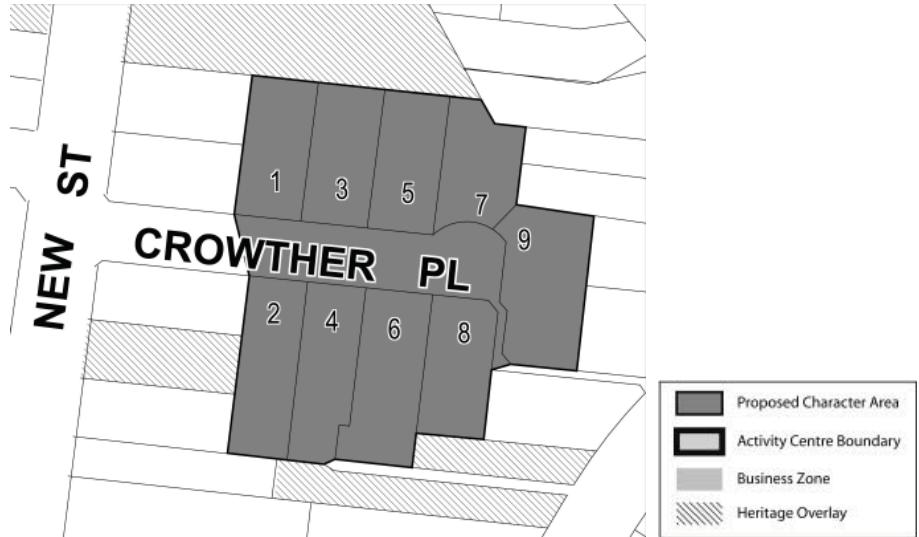
- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Building additions or extensions that are highly visible in the streetscape.
- New development that is out of scale with existing dwellings.
- Large areas of paving or car parking within front setbacks.

Degree of Neighbourhood Character Significance: **Moderate**

Crowther Place, Brighton, contains a mixture of Interwar dwellings, including Californian Bungalows, Spanish Mission and Old English. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Crowther Place area is shown in the map below.



Existing Character Elements

A survey of Crowther Place showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Mixed styles of Interwar era dwellings, including Californian Bungalows, Spanish Mission and Old English.
BUILDING MATERIALS	Mixed use of materials including timber, brick and roughcast. Roofs are generally constructed of tile.
BUILDING FORM & LAYOUT	Asymmetrical plan form with projecting porch and front room.
ROOFING	Pitched with hipped ends fronting the street or hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally 6-8m.
SIDE SETBACKS	1m to one side and 3m to the other.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/carport or open air car space. In some instances, car parking structures are located forward of the façade of the dwelling.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Predominantly low solid masonry between 0.75m and 1.2m. Fences are generally rendered and lightly coloured to match the style of the dwelling.
STREET TREES	Irregularly spaced and sized mixed species.
ROAD & FOOTPATH TREATMENT	Conventional kerbs, with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	15-7m frontage widths.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Crowther Place contains a mixture of Interwar dwellings, including Californian Bungalows, Spanish Mission and Old English. A range of building materials are used such as timber, brick and roughcast. Buildings are single storey and are well set back from front boundaries. Garden styles are generally well established with exotic vegetation. The streetscape is lined with nature strips containing irregularly spaced, mixed species. Front fences are generally low in scale and match the style of the dwellings. Car parking is predominantly located to the side of the dwelling.

The preferred neighbourhood character for Crowther Place will be formed by the presence of pre WW2 dwellings, sitting within established gardens with occasional tall canopy trees. Buildings will be set back on both sides, and car ports/garages located behind the front façade of the building, allowing space for vegetation to flow around the dwellings. New buildings will blend with the existing, through use of a variety of materials or colours within front façades, and by respecting the older building styles and scales without replicating. Open style front fencing will improve the visual connection between the dwelling and the street. Street tree planting consistency will be improved to provide a unifying element to the area.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Crowther Place the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Loss of front gardens and space around dwellings.
- High, solid front fences.

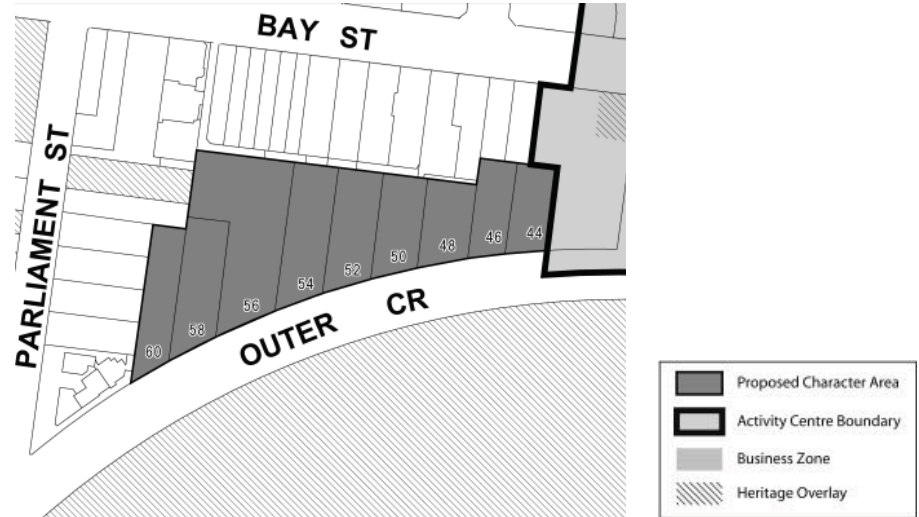
OUTER CRESCENT, BRIGHTON

Degree of Neighbourhood Character Significance: **Moderate**

Outer Crescent, Brighton, is characterised by single storey, larger scale Interwar dwellings containing spacious front and side setbacks. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Outer Crescent area is shown in the map below.



Existing Character Elements

A survey of Outer Crescent showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Consistent large scale Interwar dwellings including Californian Bungalow and Old English styles.
BUILDING MATERIALS	Predominantly brick, with roughcast or timber detailing in some dwellings. Roofs are constructed of tile.
BUILDING FORM & LAYOUT	Generally asymmetrical plan form with projecting porch and front room.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Large, but varied due to the subdivision pattern, generally between 5m and 15m.
SIDE SETBACKS	Predominantly 1m to one side and 3-4m to the other.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Dwellings are parallel to the curve of the street however allotments are set on an angle.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and lawn.
FRONT FENCE STYLE	Predominantly solid masonry front fences between 0.75m and 1.2m in height.
STREET TREES	Large, regularly spaced Lophostemon trees.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling, with nature strips and asphalt footpaths on both sides of the street.
SUBDIVISION PATTERN	Curvilinear.
LOT SIZE / FRONTAGE	Generally large, between 14m and 24m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Outer Crescent is characterised by single storey, larger scale Interwar dwellings containing spacious front and side setbacks. Buildings are predominantly constructed of brick with pitched, tiled roofing. Garden styles generally contain established exotic vegetation, with low to medium height front fences that assist in maintaining the openness of the streetscape. The street is lined with bluestone kerbing, large nature strips and regularly spaced street trees. Car parking is provided for at the side of the dwellings.

The preferred neighbourhood character for Outer Crescent will be formed by the presence of pre WW2 dwellings, sitting within established gardens with occasional tall canopy trees. Buildings will be set back on both sides, and car ports/garages located behind the front façade of the building, allowing space for vegetation to flow around the dwellings. New buildings will blend with the existing, through use of a variety of materials or colours within front façades, and by respecting the older building styles and scales without replicating. Open style front fencing will improve the visual connection between the dwelling and the street. Street tree planting consistency will be improved to provide a unifying element to the area.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Outer Crescent the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Boundary to boundary development or reduced front setbacks.

BOXSHALL STREET, BRIGHTON

Degree of Neighbourhood Character Significance: **Moderate**

Boxshall Street, Brighton, contains a mixture of building styles from the Victorian, Federation and Interwar eras. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Boxshall Street area is shown in the map below.



Existing Character Elements

A survey of Boxshall Street showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Large dwellings from the Victorian, Federation and Interwar eras, with some contemporary infill.
BUILDING MATERIALS	Mixed, including brick, timber and render. Roofs are predominantly tiled.
BUILDING FORM & LAYOUT	Mixed.
ROOFING	Roofs are pitched, with hipped or hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally between 6m and 10m, although wide streets and nature strips give the appearance of larger setbacks.
SIDE SETBACKS	Side setbacks vary however all buildings are detached.
STOREY HEIGHT	Single and double storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are generally provided to the side of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and large areas of lawn.
FRONT FENCE STYLE	Front fences are mixed however buildings are generally visible through or over the fence to the garden and dwelling.
STREET TREES	Large, consistently spaced Melaleuca trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and wide nature strips present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Mixed, between 11m and 27m.
TOPOGRAPHY	Flat.
LANDMARKS	Brighton Civic Centre (1959, design influenced by Frank Lloyd Wright's Guggenheim Museum in New York).

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Boxshall Street contains a mixture of building styles from the Victorian, Federation and Interwar eras. The street is characterised by its wide nature strips lined with large and consistently spaced street trees. Buildings are constructed of brick, timber or render and are a mixture of single or double storey. Roof forms are consistently pitched. Front fences vary in size and style but are generally at a scale that allows views to front gardens and dwellings. Car parking is generally located to the side of dwellings, allowing front setbacks to be landscaped, and consistent side setbacks create a sense of openness in the streetscape. Boxshall Street also contains the distinct Brighton Civic Centre building.

The preferred neighbourhood character for Boxshall Street is based upon the retention of diverse dwelling styles, with a continued presence of pre WW2 dwellings set within established gardens with occasional tall canopy trees. Side setbacks on both sides, and the setting back of car ports and garages from the dwelling will allow for vegetation to flow around the dwellings. New buildings will blend with the existing, through the use of a variety of materials or colours within front façades, and by respecting the older building styles and scales without replicating them. Open style front fencing will improve the visual connection between the dwelling and the street.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Boxshall Street the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Loss of front gardens and space around dwellings.
- High, solid front fences.

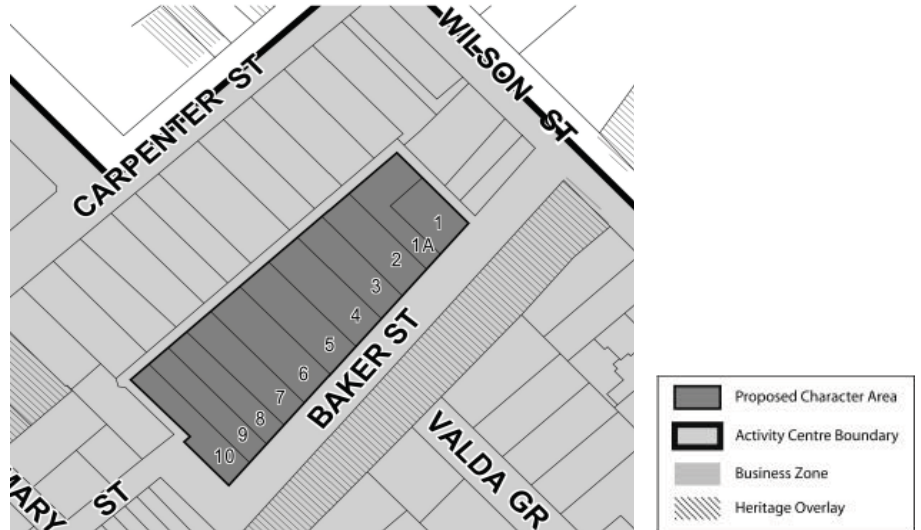
BAKER STREET, BRIGHTON

Degree of Neighbourhood Character Significance: **Moderate**

Baker Street, Brighton, is characterised by single storey, Victorian and Federation era dwellings. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Baker Street area is shown in the map below.



Existing Character Elements

A survey of Baker Street showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Victorian and Federation era dwellings.
BUILDING MATERIALS	Predominantly timber, with some use of brick. Roofs are constructed of tile or tin.
BUILDING FORM & LAYOUT	Varied building form and layout.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Small front setbacks between 3m and 4m.
SIDE SETBACKS	Small side setbacks of 1m.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	On-site car parking is either provided to the rear of the dwelling via rear laneway access or within the front setback.
GARDEN STYLE	Gardens are limited by small front setbacks and vegetation is fairly minimal.
FRONT FENCE STYLE	Generally permeable timber picket front fences around 1.2m in height.
STREET TREES	Mixed street trees.
ROAD & FOOTPATH TREATMENT	Bluestone kerbs and channelling with narrow nature strip and footpath present.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Generally small, between 9m and 14m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Baker Street is characterised by single storey, Victorian and Federation era dwellings. There is an 'inner urban' feel to this area, owing to the style of the dwellings, small lot sizes and setbacks, bluestone kerbing, as well as the lack of nature strips and minimal streetscape vegetation. Front fences are predominantly low in scale and constructed of timber picket in subdued colours. Front setbacks are limited and gardens are planted with vegetation suited to small spaces.

The preferred neighbourhood character of Baker Street is derived from the retention of key character elements that contribute to the significance of the area. New buildings will continue to be of a similar form and scale as existing dwellings and will comply with the existing pattern of small front and side setbacks. Gardens will be planted with vegetation suited to small garden spaces and front fences will be of a style that matches those of the dwelling and the overall streetscape.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Baker Street the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Additions to existing dwellings that are highly visible within the streetscape.
- Large areas of paving or car parking within front setbacks.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

NORTH ROAD (between St Kilda Street and New Street), BRIGHTON



Degree of Neighbourhood Character Significance: **Moderate**

This part of North Road, Brighton, contains dwellings from a number of eras set in garden surrounds. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The North Road area is shown in the map below.



Existing Character Elements

A survey of North Road showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Mixed eras and styles of development including Interwar Californian Bungalow and Old English styles, Postwar large cream brick 1950s/60s dwellings, and contemporary reproduction style dwellings.
BUILDING MATERIALS	Brick, render and occasional use of timber. Roofs are predominantly constructed of tile.
BUILDING FORM & LAYOUT	Generally asymmetrical plan form in Interwar and Postwar dwellings, and symmetrical plan form in contemporary dwellings.
ROOFING	Pitched, with hipped and gabled ends fronting the street. Contemporary style dwellings generally have pitched or flat roofs with no eaves.
FRONT SETBACKS	On the northern side of the road, front setbacks are generally 8-10m. On the southern side, front setbacks are highly varied, ranging up to 30m.
SIDE SETBACKS	Mixed, however buildings are predominantly detached.
STOREY HEIGHT	Predominantly two storeys, with some second storeys accommodated within the roof space.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are generally provided to the side of the dwelling within a garage/carport or open air car space. In some instances, car parking is located within the front setback.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and large lawn areas.
FRONT FENCE STYLE	Predominantly high front fences around 1.5m in height, constructed of brick or rendered masonry, or combinations of masonry and iron palisade.
STREET TREES	Large, established exotic avenue Elm trees protected by the Heritage Overlay.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and very wide nature strips, between 10m and 14m, present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Highly varied, between 13m and 30m.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

North Road contains dwellings from a number of eras set within garden surrounds. The wide nature strips lined with large heritage protected elm trees strongly contribute to the character of the area. Dwellings are predominantly two storeys in height with varying side setbacks, generally large front setbacks and high fences. Gardens are well established with exotic vegetation. Car parking is generally provided at the side of the dwelling but in some instances car parking is located within the front setback.

The preferred neighbourhood character of North Road is defined by the mix of dwelling styles, including a substantial presence of pre WW2 dwellings, set within spacious front gardens. Garden plantings, and well-articulated façades and roof forms, will assist in minimising the dominance of buildings from within the street space, as well as providing visual interest. Large front setbacks will allow planting of substantial trees and shrubs and side setbacks will maintain a sense of spaciousness in the area. Trees will include a mixture of exotics and natives. Open style front fences will retain an ability to view buildings from the street.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For North Road the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Loss of garden space around dwellings.
- Loss of streetscape vegetation.

Degree of Neighbourhood Character Significance: **Moderate**

This area is characterised by the prevalence of Interwar dwellings, particularly Californian Bungalows, as well as Postwar development and contemporary infill. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Interwar Area 1 is shown in the map below.



Existing Character Elements

A survey of the Interwar Area 1 showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Interwar era dwellings, including a mix of Californian Bungalows, Old English and Spanish Mission styles, as well as a number of Postwar 1950s buildings and some contemporary infill development.
BUILDING MATERIALS	A mix of brick, timber and weatherboard with some use of brick and render.
BUILDING FORM & LAYOUT	Generally asymmetrical plan form with projecting porch and front room.
ROOFING	Pitched roofs with hipped and gabled ends fronting the street.
FRONT SETBACKS	Generally between 7m and 10m.
SIDE SETBACKS	Predominantly 1m to one side and 2-3m to the other.
STOREY HEIGHT	Single storey, with some second storey additions, usually accommodated within the roof space.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/carport or open air car space. In some instances, car parking is partially located on a paved area within the front setback.
GARDEN STYLE	Established with native and exotic vegetation consisting of canopy trees, shrubs and lawn areas.
FRONT FENCE STYLE	Generally average height (around 1.2m) fences of mixed styles.
STREET TREES	Mixed throughout streets, but generally regularly spaced and sized native species, usually Lophostemon, Melaleuca or Prunus trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Consistently 15m frontage widths.
TOPOGRAPHY	Generally flat, but Undulating in some parts.

Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

This area is characterised by the prevalence of Interwar and Postwar dwellings, with some contemporary infill. There is a general consistency of building setbacks, building form and roof pitch. The use of materials and finishes in subdued colours adds to the lightness of streetscapes. Street trees are generally evenly spaced natives of different sizes and species.

The preferred neighbourhood character of this area is formed by well-articulated dwellings that sit within landscaped gardens, some with established trees. Interwar and Postwar era buildings will continue to be the prevailing building style, and infill buildings will be designed to include a pitched roof form to reflect the dominant building form in the area. Buildings and gardens will be clearly visible from the street despite the presence of front fences, and these will be appropriate to the building era. The overall impression of the streetscape will be of buildings within garden settings due to the regular front setbacks, well vegetated front gardens and additional street tree planting in the area.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Interwar Area 1 the following threats were identified:

- Reproduction style architecture.
- Use of unarticulated masonry or render.
- New development that is inconsistent with the form and scale of existing buildings.
- Building additions that are highly visible within the streetscape.
- Boundary to boundary development.
- Loss of front garden space and landscaping areas, through buildings or impervious areas.
- High, solid front fences.

Degree of Neighbourhood Character Significance: **Moderate**

Letchworth Avenue is characterised by single storey, 1940s and 1950s dwellings. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Letchworth Avenue area is shown in the map below.



Existing Character Elements

A survey of Letchworth Avenue showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	1940s and 50s era dwellings.
BUILDING MATERIALS	Cream and red brick, with tiled roofs.
BUILDING FORM & LAYOUT	Asymmetrical plan form, usually with a projected front room.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Front setbacks between 8m and 12m.
SIDE SETBACKS	Predominantly 1-2m to one side and 3m to the other.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side or rear of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with low-level exotic vegetation consisting of shrubs and lawn.
FRONT FENCE STYLE	Low to medium height brick fences, between 0.75m and 1.2m, or open frontages, often with vegetation lining the front boundary.
STREET TREES	Regularly spaced and sized Melaleuca street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Consistent 15m frontage widths.
TOPOGRAPHY	Undulating.



Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Letchworth Avenue is characterised by single storey, 1940s and 1950s dwellings. Buildings are constructed of cream and red brick and are set back at varying distances from the front boundary. Gardens are low-level, and front fences are low in height, allowing views to gardens and dwellings. Car parking is in most cases located to the side of dwellings. The streetscape is lined with wide nature strips and regularly spaced street trees.

The preferred neighbourhood character of Letchworth Avenue is formed by simple, well-articulated dwellings set within landscaped gardens. The overall impression of the streetscape will be of buildings within a garden setting due to additional tree planting within the area. New buildings will blend with the existing, through the use of materials that harmonise with the existing use of brick within the street. Front fences will continue to be low or open, retaining the openness of the streetscape and views of front gardens.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Letchworth Avenue the following threats were identified:

- Use of non-conforming materials such as lightly coloured render.
- Reproduction style architecture.
- New development that is inconsistent with the form and scale of existing buildings.
- High front fences.

INTERWAR AREA 2, HAMPTON

Degree of Neighbourhood Character Significance: **Moderate**

This area is characterised by Interwar dwellings, particularly Californian Bungalows, as well as some Federation era dwellings, Postwar development and contemporary infill. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Interwar Area 2 is shown in the map below.



Existing Character Elements

A survey of the Interwar Area 2 showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Interwar era dwellings, predominantly Californian Bungalows, but also occasional Old English and Spanish Mission styles. There are also some examples of Federation era dwellings, Postwar 1950s dwellings and occasional contemporary infill development.
BUILDING MATERIALS	Predominantly lightly coloured timber weatherboard, but there is also use of brick, roughcast and render. Roofs are predominantly constructed of tile, but there is some use of iron.
BUILDING FORM & LAYOUT	Predominantly asymmetrical plan form with projecting front room and/or porch.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Typically 6-7m.
SIDE SETBACKS	Usually 1m to one side and between 1m and 3m to the other.
STOREY HEIGHT	Predominantly single storey, with some second storeys accommodated within roof spaces or towards the rear of dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/ carport or open air car space. In some instances, car parking is partially located on a paved area within the front setback.
GARDEN STYLE	Established with native and exotic vegetation consisting of shrubs, lawn areas and canopy trees.
FRONT FENCE STYLE	Low to medium height front fences up to 1.2m, generally constructed of lightly coloured permeable timber picket. There are some examples of low brick or rendered masonry fences.
STREET TREES	Mixed. Some streets have established exotic avenue trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Generally 15m in width.
TOPOGRAPHY	Generally flat, but undulating in parts.

Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

This area is characterised by Interwar dwellings, particularly Californian Bungalows, as well as some Federation era dwellings, Postwar development and contemporary infill. Buildings are predominantly single storey and constructed of timber weatherboard in subdued colours. Front and side setbacks are generally consistent in size. Gardens are well established, containing both exotic and native vegetation. Car parking is generally located to the side of the dwellings and front fences are low to medium in height. The use of street trees varies, with some streets containing well established exotics.

The preferred neighbourhood character for this area is defined by the continued frequent presence of Californian Bungalow style dwellings, with new buildings that respect, without replicating, this style. The lightness in the streetscapes will be maintained through the use of lighter coloured building materials in building facades, particularly in the streets dominated by timber materials. Medium height, open style front fences that are appropriate to the building era will assist in retaining open streetscapes.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Interwar Area 2 the following threats were identified:

- Reproduction style architecture.
- Use of unarticulated masonry or render.
- New development that is inconsistent with the form and scale of existing buildings.
- Building additions that are highly visible within the streetscape.
- Boundary to boundary development.
- Loss of front garden space and landscaping areas, through buildings or impervious areas.
- High, solid front fences.

Degree of Neighbourhood Character Significance: **Moderate**

This area is characterised by Interwar dwellings, particularly Californian Bungalows. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Interwar Area 3 is shown in the map below.



Existing Character Elements

A survey of the Interwar Area 3 showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Interwar era dwellings, including Californian Bungalows, as well as Postwar 1950s brick and weatherboard homes and occasional infill dwellings from the 1980s and contemporary periods.
BUILDING MATERIALS	A mix of lightly coloured timber weatherboard, cream and orange brick and lightly coloured render. Roofs are generally constructed of either tile or iron.
BUILDING FORM & LAYOUT	Predominantly asymmetrical plan form.
ROOFING	Pitched, with hipped and gabled ends fronting the street. Main roof ridge lines are either parallel or perpendicular to the street in Californian Bungalows.
FRONT SETBACKS	Varied, between 3m and 10m.
SIDE SETBACKS	Generally 1m to one side and 2-3m to the other.
STOREY HEIGHT	Predominantly single storey, with some second storey additions accommodated within the roof space or towards the rear of dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/ carport or open air car space.
GARDEN STYLE	Established with native and exotic vegetation consisting of shrubs, lawn areas and canopy trees.
FRONT FENCE STYLE	Generally low to medium front fences up to 1.2m in height, constructed of lightly coloured permeable timber picket or occasionally brick.
STREET TREES	Predominantly regularly spaced and sized native street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Consistently between 15m and 18m frontage widths.
TOPOGRAPHY	Flat.

Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

This area is characterised by a mix of Interwar and Postwar dwellings. Buildings are lightly coloured, single storey timber weatherboard. The use of cream and orange brick is also a prominent feature of the area. Building form is consistent, and dwellings predominantly have pitched roofs. Front and side setbacks vary but are generally large at the front with established native and exotic vegetation. Fences are generally low to medium in height and streets are lined with regularly spaced and sized native street trees.

The preferred neighbourhood character of this area is based upon the low lying dwellings with pitched roof forms and articulated front wall surfaces that sit within established garden settings. There is a continued frequent presence of Californian Bungalow style dwellings, however, new buildings respect, without replicating, this style. The lightness of streetscapes will be maintained through the use of lighter building materials in building facades, particularly in the streets dominated by timber materials. Medium height, open style front fences assist in retaining open streetscapes.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Interwar Area 3 the following threats were identified:

- Reproduction style architecture.
- Use of unarticulated masonry or render.
- New development that is inconsistent with the form and scale of existing buildings.
- Building additions that are highly visible within the streetscape.
- Boundary to boundary development.
- Loss of front garden space and landscaping areas, through building construction or an increase in impervious surfaces.
- High, solid front fences.

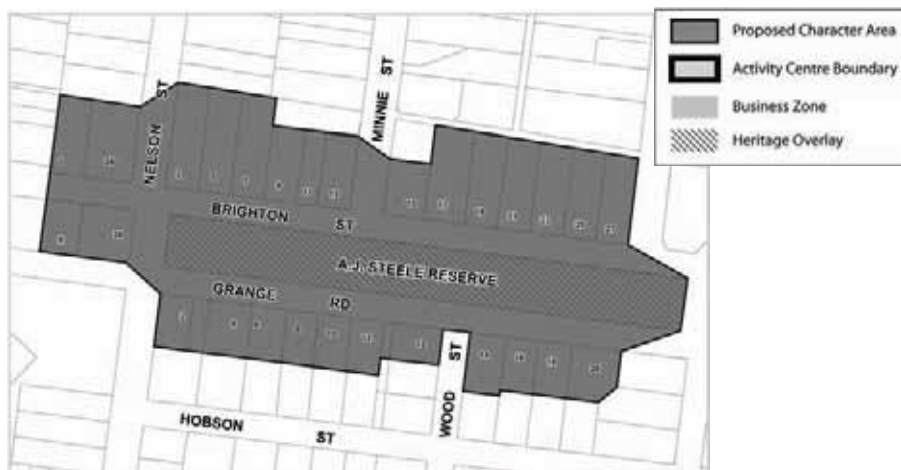
BRIGHTON STREET AND GRANGE ROAD, SANDRINGHAM

Degree of Neighbourhood Character Significance: **Moderate**

Brighton Street and Grange Road contain a mixture of one and two storey dwellings from a range of eras. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Brighton Street and Grange Road area is shown in the map below.



Existing Character Elements

A survey of the Brighton Street and Grange Road area showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Mixed, including Interwar Californian Bungalows, Federation Queen Anne style dwellings, Postwar and contemporary dwellings
BUILDING MATERIALS	Predominantly timber, but also some use of brick.
BUILDING FORM & LAYOUT	Predominantly asymmetrical, with varying layouts.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Between 6m and 10m on Brighton Street and between 3m and 7m on Grange Road.
SIDE SETBACKS	Mixed however all dwellings are detached.
STOREY HEIGHT	One and two storey dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established with native and exotic vegetation consisting of shrubs, lawn areas and occasional canopy trees.
FRONT FENCE STYLE	Predominantly medium front fences up to 1.2m in height, constructed of lightly coloured permeable timber picket. There are also occasional masonry fences.
STREET TREES	Large Oak trees planted in a regular pattern along the central reserve between Brighton Street and Grange Road. These trees are protected by the Heritage Overlay.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Mixed, ranging between 10m and 20m.
TOPOGRAPHY	Flat.
LANDMARKS	The linear reserve is a strong feature of these streets.



Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Brighton Street and Grange Road contain a mixture of one and two storey dwellings from a range of eras. Buildings are predominantly constructed of lightly coloured timber with varying side setbacks. Front setbacks contain well established native and exotic vegetation. Front fencing is predominantly medium in height and constructed of lightly coloured timber picket. Car parking is generally provided at the side of the dwelling. Well established heritage protected Oak trees line the reserve in the centre of the streetscape and contribute strongly to the character of the area.

The preferred neighbourhood character for Brighton Street and Grange Road is formed by the continued frequent presence of pre WW2 and Californian Bungalow dwellings that sit within garden settings. Dwellings will occasionally be built to the side boundary, however the overall impression of the streetscape will be of openness due to the open front fencing and landscaped front gardens. The lightness in the streetscape will be maintained through the use of lighter building materials in facades, and gardens will continue to be well established with planting that complements the trees that line the central linear reserve. Buildings and gardens will be clearly visible from the street despite the presence of front fences, and these will be appropriate to the building era.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Brighton Street and Grange Road area the following threats were identified:

- Loss of uniform planting along the central linear reserve.
- Reproduction style architecture.
- Additions or extensions to existing dwellings that are highly visible within the streetscape.
- High, solid front fences.

Degree of Neighbourhood Character Significance: **Moderate**

This area is characterised by Interwar dwellings, particularly Californian Bungalows. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Interwar Area 4 is shown in the map below.



Existing Character Elements

A survey of the Interwar Area 4 showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Predominantly Interwar era dwellings, including mostly Californian Bungalows. Also Occasional Federation Queen Anne style dwellings, and infill from the Postwar and more recent eras.
BUILDING MATERIALS	Timber weatherboard, brick and occasionally render. Roofs are generally tiled.
BUILDING FORM & LAYOUT	Mixed, but predominantly asymmetrical plan form.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Varied, generally between 6m and 10m.
SIDE SETBACKS	Typically 1m to one side and 2-3m to the other.
STOREY HEIGHT	Predominantly single storey, with some second storey additions accommodated within the roof space or towards the rear of dwellings.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car spaces are provided to the side of the dwelling within a garage/ carport or open air car space.
GARDEN STYLE	Established with native and exotic vegetation consisting of shrubs, lawn areas and canopy trees.
FRONT FENCE STYLE	Predominantly medium fences up to 1.2m in height and constructed of permeable timber picket. There are occasional examples of low brick style fences.
STREET TREES	Generally regularly spaced and sized native street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Generally between 15m and 18m frontage widths.
TOPOGRAPHY	Flat to undulating in parts.

Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

This area is characterised by a mix of Interwar dwellings, particularly Californian Bungalows. Buildings are predominantly constructed from timber weatherboard with medium to large front and side setbacks and medium height front fences. Dwellings are predominantly single storey, with some second storey additions that are well set back from the front facade. Gardens are generally well established, containing both native and exotic vegetation. Nature strips are often lined with regularly spaced and sized natives.

The preferred neighbourhood character for this area is formed by the continued frequent presence of Californian Bungalow and other Interwar style dwellings that sit within garden settings. Dwellings will occasionally be built to the side boundary, however the overall impression of the streetscape will be of openness due to the open front fencing, and well articulated building designs. Buildings and gardens will be clearly visible from the street despite the presence of front fences, and these will be appropriate to the building era.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Interwar Area 4 the following threats were identified:

- Reproduction style architecture.
- Large expanses of unarticulated masonry or render.
- New development that is inconsistent with the form and scale of existing buildings.
- Building additions that are highly visible within the streetscape.
- Boundary to boundary development.
- Loss of front garden space and landscaping areas, through building construction or an increase in impervious surfaces.
- High, solid front fences.

Degree of Neighbourhood Character Significance: **Moderate**

Gipsy Village contains a diverse range of dwellings from a number of eras. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Gipsy Village area is shown in the map below.



Existing Character Elements

A survey of the Gipsy Village area showed that this area displays the following neighbourhood character elements.



ARCHITECTURAL STYLE	Original Victorian Regency and Federation Queen Anne and Bungalow style dwellings with infill from the Interwar, Postwar and contemporary periods.
BUILDING MATERIALS	Predominantly lightly coloured timber weatherboard, with occasional use of brick, roughcast or render in more recent dwellings. Roofs are either iron or tile.
BUILDING FORM & LAYOUT	Generally asymmetrical plan form with projecting front room and porch. Some single fronted dwellings and occasional double fronted dwellings with symmetrical plan form.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Typically between 5m and 7m.
SIDE SETBACKS	Side setbacks are mixed however dwellings are generally detached.
STOREY HEIGHT	Predominantly single storey with some second storey additions and some more recent two storey development.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	Car parking is provided to the side of the dwelling within a garage/ carport or open air car space. In some instances, car parking structures and paved parking areas are located within the front setback.
GARDEN STYLE	Established with exotic vegetation consisting of canopy trees, shrubs and large lawn areas.
FRONT FENCE STYLE	Predominantly medium front fences up to 1.2m in height, constructed of lightly coloured permeable timber picket. There are also some examples of low brick and permeable wire fences.
STREET TREES	Generally regularly spaced and sized mixed species of street trees including Flowering Gum, Lophostemon and Melaleuca trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and often wide nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid, with wider than average roadways.
LOT SIZE / FRONTAGE	Highly varied, between 8m and 24m in width.
TOPOGRAPHY	Undulating.

Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Gipsy Village contains a diverse range of dwellings from a number of eras within a unique subdivision that dates back to the 1850s. Victorian and Federation dwellings are the prevailing building styles within the Gipsy Village, and these are generally constructed of lightly coloured timber weatherboard. These buildings are interspersed with infill dwellings from a number of other eras that generally respect the original dwellings and contribute to the diverse character of the area. Building form is consistent, and generally defined by the presence of pitched roofs. The area has a spacious atmosphere, owing to the wide roadways and nature strips and well established front gardens. Front boundaries are predominantly lined with picket fences in subdued colours that match the building style and allow views to dwellings and gardens.

The preferred neighbourhood character of Gipsy Village is defined by the continued frequent presence of pre WW2 dwellings that sit within garden settings. Buildings will occasionally be built to the side boundary however the overall spacious feel of streetscapes will be retained through the use of open front fencing and the retention of well established gardens. New buildings will be respectful of existing dwellings without replicating older styles and will reflect the predominant built form. Buildings and gardens will be clearly visible from the street despite the presence of front fences, and these will be appropriate to the building era.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Gipsy Village area the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Additions or extensions to original buildings that are highly visible within the streetscape.
- Large expanses of unarticulated render or brick in new development.
- Boundary to boundary development or reduced front setbacks.
- High, solid front fences.
- Reproduction style architecture.

NEIGHBOURHOOD CHARACTER INFORMATION SHEET

HARSTON STREET, SANDRINGHAM



Degree of Neighbourhood Character Significance: **Moderate**

Harston Street, located opposite the Sandringham Railway Station and shops, is characterised by single storey, lightly coloured, Victorian, Federation and Interwar era dwellings. It is considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Harston Street area is shown in the map below.



Existing Character Elements

A survey of the Harston Street area showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Victorian, Federation and Interwar era dwellings.
BUILDING MATERIALS	Lightly coloured timber weatherboard.
BUILDING FORM & LAYOUT	Single fronted.
ROOFING	Pitched, with hipped and gabled ends fronting the street.
FRONT SETBACKS	Small front setbacks between 2m and 3m.
SIDE SETBACKS	Small side setbacks up to 1m.
STOREY HEIGHT	Single storey.
ORIENTATION TO STREET	Parallel to the street.
CAR PARKING / GARAGING	On-site car parking is generally not provided.
GARDEN STYLE	Small, cottage style front gardens.
FRONT FENCE STYLE	Mixed front fence styles.
STREET TREES	Regularly spaced and sized native street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerb with footpath and nature strip.
SUBDIVISION PATTERN	Regular grid.
LOT SIZE / FRONTAGE	Between 8m and 13m.
TOPOGRAPHY	Flat.
LANDMARKS	Located opposite Sandringham Railway Station and Station Street shops.



Degree of Neighbourhood Character Significance: **Moderate**

Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Harston Street, located opposite the Sandringham Railway Station and shops, is characterised by single storey, lightly coloured, Victorian, Federation and Interwar era dwellings. Building setbacks are consistently small in size, with front setbacks often containing cottage style gardens. Car parking is generally not provided on-site and front fences are diverse in height and style. The streetscape is lined with evenly spaced and sized native vegetation.

The preferred neighbourhood character for Harston Street is derived from the retention of key character elements that contribute to the significance of the area. New buildings will continue to reflect the existing pattern of front and side setbacks and facades will be well articulated. Buildings and gardens will be clearly visible from the street despite the presence of front fences, and these will be appropriate to the building era. Gardens will be planted with vegetation suited to small garden areas and front setbacks will remain free from car parking structures.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For the Harston Street area the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Building additions or extensions that are highly visible within the streetscape.
- Large expanses of unarticulated render or brick in new development.

CLONMORE STREET, McNAUGHT STREET AND HUME STREET, BEAUMARIS

Degree of Neighbourhood Character Significance: **Moderate**

Clonmore Street, McNaught Street and Hume Street predominantly contain a mixture of buildings from the Postwar era, including 1950s Modern dwellings, set within bushy garden surrounds. They are considered to have a moderate degree of neighbourhood character significance.

Precinct Map

The Clonmore Street, McNaught Street and Hume Street area is shown in the map below.



Existing Character Elements

A survey of Clonmore, McNaught and Hume Streets showed that this area displays the following neighbourhood character elements.

ARCHITECTURAL STYLE	Postwar era dwellings including 1950s Modern dwellings. Also some 1960s, 70s and contemporary development.
BUILDING MATERIALS	Predominantly timber weatherboard or vertical timber. Also some use of brick and render in more recent dwellings.
BUILDING FORM & LAYOUT	Mixed building forms and layouts, but generally low scale dwellings with wide eaves.
ROOFING	Skillion, flat and hipped roofs.
FRONT SETBACKS	Medium to large front setbacks, up to 15m.
SIDE SETBACKS	Predominantly 1-2m to one side and 3m to the other.
STOREY HEIGHT	Single storey, with some more recent two storey contemporary dwellings.
ORIENTATION TO STREET	Predominantly parallel to the street, however many dwellings are set on an angle.
CAR PARKING / GARAGING	Car parking is provided to the side of the dwelling within a garage/carport or open air car space.
GARDEN STYLE	Established bushy gardens with predominantly native vegetation consisting of large canopy trees, lawn and shrubs.
FRONT FENCE STYLE	Front fence style is mixed. Many frontages are either open or lined with vegetation.
STREET TREES	Predominantly native street trees.
ROAD & FOOTPATH TREATMENT	Conventional kerbs with footpaths and nature strips present on both sides.
SUBDIVISION PATTERN	Modified grid.
LOT SIZE / FRONTAGE	Between 15m and 20m frontage widths.
TOPOGRAPHY	Undulating.



Degree of Neighbourhood Character Significance: **Moderate**



Statement of Neighbourhood Character

The Statement of Neighbourhood Character describes the existing character significance of the area and how this can be enhanced into the future.

Clonmore Street, McNaught Street and Hume Street predominantly contain a mixture of buildings from the Postwar era, including 1950s Modern dwellings, set within bushy garden surrounds. Dwellings are constructed of timber in natural or subdued tones, and are generally single storey, with a horizontal emphasis that allows vegetation to dominate the streetscape. Front setbacks are generally large in size with well established gardens and native vegetation that combines with street trees to form a bushy character. Front boundary treatment is mixed, with many frontages either open or lined with vegetation, or front fences that are designed to match the style of the dwelling.

The preferred neighbourhood character for Clonmore, McNaught and Hume Streets is defined by the bushy gardens surrounding the dwellings that dominate the streetscapes. Postwar dwellings will be interspersed with infill buildings that respect the existing low scale of the built form and use materials that complement the predominant use of timber. Where the topography is sloping, buildings will be set within the landscape. Adequate space will be provided around dwellings for the retention and planting of vegetation, and indigenous canopy trees will continue to be a dominant feature of streetscapes. Low or open style front fences will be provided, in order to retain the openness of the front garden to the street.

Potential Threats to Character

The survey also identified potential threats to neighbourhood character. For Clonmore, McNaught and Hume Streets the following threats were identified:

- New development that is inconsistent with the form and scale of existing buildings.
- Reproduction style architecture.
- Building additions or extensions that are highly visible in the streetscape.
- Large areas of paving or car parking within front setbacks.

Appendix C

Standard Responses

Standard Responses

1. “The overlay will have a negative impact on my property value”

There is no conclusive evidence to suggest that the Neighbourhood Character Overlay will impact either positively or negatively on property values. Council does not know if and how the application of a Neighbourhood Character Overlay will impact on values.

2. “There will be restrictions or limits on what can be done to improve my property”

The Neighbourhood Character Overlay does not stop developers or owners from modifying, improving or redeveloping their properties. It seeks to ensure that any modifications fit into the preferred neighbourhood character for the area. This is achieved by requiring certain standards or characteristics, such as minimum upper level setbacks, pitched roofs or certain fence styles. The requirements of the overlay only apply when the proposed modification/s requires a building or planning permit.

3. “The overlay will restrict choice and freedom of expression”

The Neighbourhood Character Overlay does not set out to confine choice or freedom of expression in terms of building modifications or replacement. There will be additional requirements that will need to be met under the overlay, however these requirements still allow expression of individual taste. Where the Neighbourhood Character Overlay applies, it will have been tailored to the area and will aim to protect or enhance certain characteristics that contribute to the significance of the area. It will not necessarily restrict every element related to the building or its surrounds.

4. “The overlay will add to the cost of acquiring building and planning permits”

It is true that in areas where the Neighbourhood Character Overlay may apply, owners or developers will need a planning permit where they may have not needed one previously. All buildings and works require a building permit and the fee associated with this will continue as per State Government regulations. The Department of Planning and Community Development (DPCD) sets the fees that apply to building and planning permits. They contribute to administrative costs associated with the assessment of applications.

5. “There will be increased red tape for people wanting to extend or renovate”, “It will be more difficult to get a planning permit”, “This is over-regulation”

As noted above, when a Neighbourhood Character Overlay is applied there are increased planning regulations and permit requirements. Some people may consider that this is outweighed by the benefits of additional controls. Benefits can include a greater sense of certainty of development outcomes and more opportunity to provide input into the development process occurring within a particular area.

6. “The overlay may inhibit Ecologically Sustainable Development (or encourage unsustainable practice such as large areas of lawn) and access features for the aged”

There is nothing in the Neighbourhood Character Overlay to suggest that ESD and access features will be inhibited through its application. In any case, the overlay needs to be balanced with other policies and standards in the planning scheme, some of which include ESD and access requirements. A well designed or renovated

building will successfully incorporate such features while still retaining the integrity of the building, property and streetscape.

7. “The overlay contradicts Melbourne 2030”

The application of the Neighbourhood Character Overlay is consistent with the objectives of Melbourne 2030. Melbourne 2030 seeks to increase housing density and diversity in appropriate areas, but also recognises the importance of neighbourhood character.

One of the policies under Direction 5: is to “recognise and protect cultural identity, neighbourhood character and sense of place”. This policy encourages development that responds to its context, and is to be implemented through research into neighbourhood character and the strengthening of tools in the planning system.

The Neighbourhood Character Overlay does not aim to prevent or restrict the development of greater densities in areas where it applies, rather its purpose is to ensure that development is consistent with the preferred neighbourhood character.

8. “The overlay will hinder progress and building innovation”

Innovation in building design should be encouraged for all new development, whether located within an Overlay or not. This could include the sensitive incorporation of ESD measures or a well-considered contemporary interpretation of historic architectural styles.

The Neighbourhood Character Overlay applies to the broad siting and design characteristics of an area rather than detailed elements of architectural style. It also will apply only to those parts of a building that are visible from the street, so that rear additions to existing dwellings or new buildings at the rear of a site are not subject to the same degree of control. Therefore, there is still potential to develop sites with multi-dwellings or highly contemporary buildings where the streetscape appearance of the development meets the siting and design requirements of the Overlay.

9. “It is too late to apply an overlay – the area has changed too much and is not consistent anymore”

Stage 2 of the Neighbourhood Character Study involved two site surveys which enabled the consultant to delineate areas as having either a high or moderate level of neighbourhood character significance. Areas with a high level of significance are considered to be very intact, with a consistency of elements such as building styles, gardens, fences, roof pitch, etc., or an element of uniqueness. In areas with a moderate level of neighbourhood character significance, it is acknowledged that some change may have occurred over the years and that they may not be as consistent as they once were. In areas where this is the case, the Neighbourhood Character Overlay will not necessarily be applied. Other options, such as strengthening Council’s Neighbourhood Character Policy may be more appropriate and will help to recognise special characteristics of the area without applying further requirements for new development.

10. “There is no merit in protecting these house styles. There is nothing significant or attractive about this area”

“The Overlay will protect old houses from being knocked down”

The Neighbourhood Character Overlay is not a heritage control. It is a control that recognises a consistency or uniqueness in the character of buildings and landscape elements of a neighbourhood. This might include the vegetation quality of a streetscape, the spacing between dwellings or the consistency of building form.

Although in some areas the loss and replacement of buildings may be seen as a threat to the character of the neighbourhood, the retention of buildings is not the primary purpose of the Neighbourhood Character Overlay. One of the features of the Overlay is the ability for Council to hold off on a permit for building demolition until the replacement building has been approved. This is only to ensure that the new building fits in with the preferred future character of the neighbourhood.

It is acknowledged that appreciation of certain housing eras is a subjective matter. However, sometimes it is not just the building styles that contribute to the significance of a neighbourhood. As noted, it may be the level of intactness, the consistency of building layout, the garden styles or fences, or a combination of all of these things, that results in the significance of the neighbourhood.

11. “There are structural problems associated with a lot of these houses. It is unfair to expect residents to keep them in their current state or force costly renovations on them when it may be more economical to demolish and rebuild”

Structural problems associated with older housing styles are acknowledged. It is not the purpose of the Neighbourhood Character Overlay to force residents to retain or maintain older buildings that may be in disrepair. In some areas the housing styles play a large role in contributing to the significance of the neighbourhood and their loss is seen as a threat but there is no justification to force residents to retain the buildings themselves. The Neighbourhood Character Overlay contains a mechanism that can be used to hold off a permit for building demolition but only until the replacement building is approved. Retention and maintenance of some or all parts of the original building is encouraged in some areas in order to maintain the preferred character of the area however it is recognised that this may not always be possible.

12. “I like the diversity of the area and don’t mind change. I don’t want all the houses to look the same”

The Neighbourhood Character Overlay does not set out to restrict diversity or dictate a homogenous housing style. In areas where there is a high level of consistency, it may be the case that some building styles or the use of some building materials, for example, may appear out of place or incongruent with the character of the area. The overlay provides additional design guidance and requirements but still allows individuality of architectural design.

13. “I don’t see reproduction architecture as a threat”

Reproduction architecture is where a new building attempts to mimic older styles by copying their detailed design without proper regard to other important elements of the architectural styles. For example, modern houses may use the cast iron lace work or decorative gargoyles and leadlighting of Victorian or Edwardian era dwellings. There are many examples of reproduction ‘Victorian’ buildings that have built-in double garages. Often this results in buildings that falsely represent historic styles through incorrect use of design details or proportions of building and roof forms, or windows and doors.

Reproduction architecture may not in itself be a bad thing, and there are many examples of reproduction housing. However, it is considered to be a poor response to the design challenge of a new building in the context of a prevalence of original period buildings. It can form a threat to the integrity of the original buildings and a deception to the layers of history that can be found in an area.

The desired outcome for new buildings in neighbourhood character areas that include many older buildings is to take the broader design elements of the original architectural styles and apply them in a contemporary way. This often means

adopting similar building and roof forms, siting, materials and window and door proportions.

14. “High front fences should be allowed as they increase security and afford residents with improved privacy”

In terms of neighbourhood character, higher front fences obstruct views of dwellings and gardens from the streetscape. A high front fence effectively reduces the contribution that a property can make to the overall character of the streetscape. For these reasons, high front fences are listed as a threat to the character of most areas even in areas where they already exist. Low and permeable front fences allow views to dwellings and gardens while still indicating the property boundary and providing security for children and pets.

In addition, the presence of lower, permeable or non-existent front fences can actually increase security for homes and the street and improve the overall sense of community by allowing informal surveillance of the streetscape and other properties.

15. “Car parking should be allowed in the front setback. With limited space at the rear and/or side of dwellings, there is nowhere else for residents to park their cars”

The demand for car parking is recognised as an issue in many residential areas however allowing car parking in the front setback can be detrimental to the character of an area in two ways. Firstly, car parking structures can obstruct views to dwellings and secondly, the construction of impermeable surfaces in front setbacks significantly reduces garden space.

16. “This area is too small to apply an Overlay”

An overlay can apply to any number of properties, as long as they form a perceptible streetscape. The areas recommended for investigation are all considered to be of an adequate size to form overlay areas.

17. “In a drought - restricted era to emphasise English style cottage gardens and limit paving/paved carparks is impractical’

“We don’t need generous front yards in this day and age, the concept of traditional gardens has to change. We don’t need space for lawns.”

The character description of many areas may recognise the importance of exotic planting in a particular streetscape. Ideally this type of planting would be encouraged in the future, however, the reality of water restrictions cannot be ignored. To this extent drought tolerant species are to be encouraged by Council.

Limitation on hard paving is important not just from a neighbourhood character point of view, but an environmental one as well. This will allow more water to seep into the earth and be diverted from the stormwater system.

This in turn will assist in maintaining the presence of existing exotic canopy trees. These trees are a vital aspect of neighbourhood character and deciduous species will also offer moderation of sunlight.

It is acknowledged that in general front the need for gardens as a standard practice in our suburban areas needs to be reconsidered. However, within areas of significant neighbourhood character, consistently sized front gardens is an important part of the landscape character and amenity of the street.

18. “Historic buildings should be protected, but not the neighbourhood character”

It is not possible to protect older buildings from demolition unless a heritage control is applied. With the exception of Lawrence Street, none of the areas investigated have been found to warrant heritage protection.

19. “No more two storey buildings”...”No more units”

The NCO will not prevent double storey buildings or units from being built. Rather, it will require such developments to respect the existing neighbourhood character and provide additional design guidance to assist this outcome.

Appendix D

Area Summaries

Areas Recommended for Neighbourhood Character Controls (High Significance)

1. Cochrane Street, Brighton

No	Issues raised	Response
40 233	Include Edmanson Avenue and Ebben Street properties as well.	Parts of Edmanson Avenue and Ebben Street were resurveyed and found to contain a similar character to that of Cochrane Street. These small areas have been added to the overall area.
333	Already a mixture - very modern to totally not in accordance with overlay.	The survey found that Cochrane Street exhibits a consistent, predominantly Federation style streetscape. Although some dwellings may have been modified, the integrity of the overall streetscape character has been retained. The survey found very few non-contributory properties in the street.
846	A number of houses display inconsistencies	The houses marked as being inconsistent on the submission map may exhibit some inconsistencies but all of these properties are still considered to contribute to the significant neighbourhood character.
589	Some houses have large front setbacks, large front gardens, the houses are large and have large tall front fences.	It is not implied that all of the properties in the area contribute in every way to the neighbourhood character significance. The statement of neighbourhood character outlines a future character based on the dominant and valued characteristics of the neighbourhood.

Recommendations:

- The boundaries have been altered to reflect the resurvey which found additional parts of Ebben Street and Edmanson Avenue that displayed the same qualities as Cochrane Street.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an NCO is applied to Cochrane Street and adjoining parts of Ebben Street and Edmanson Avenue.

2. Montrose Avenue Brighton

No	Issues raised	Response
369	Disapprove on the basis that the statement relies upon an inaccurate description of existing character elements. More accurate descriptions of current feature of ALL houses.	The Statement of Neighbourhood Character outlines a preferred future character based on the consistent and valued elements of the existing character. The survey found that Montrose Avenue does consist of intact Federation dwellings with most already conforming to the character outlined in the Statement.
881	Some of the 'threats' listed may be constructed in a manner that is consistent with and complements the existing feel of the street, or improve it.	The threats listed on the information sheet are potential threats. Agreed that in some cases the impact of the threat could be mitigated through good design. It is not intended that all of the listed threats be prohibited. Instead, where they are proposed, these would be picked up through the planning process and assessed on their merit.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an NCO is applied to Montrose Avenue.

3. Downes Avenue, Brighton

No	Issues raised	Response
169	Both sides of Downes are to be included.	The northern side of Downes Avenue is excluded from the proposed NCO area because it is included in a Heritage Overlay precinct.
169	We agree with the majority of the existing elements but believe that with the carports located in front of many of the homes this has considerably compromised the landscape of Downs Avenue. No.30 addition particularly is not in keeping with the rest of the street. Fences over the years have also changed. We have a good neighbourhood but the street is not consistent with any particular style.	It is acknowledged that some modifications have occurred to properties in the street. One of the objectives of the NCO would be to avoid further intrusion of carports in front of dwellings and construction of fences out of character with the predominant style where possible.

482 622	Include rest of Downes Avenue (36-40) as a way of also including the east end of Elwood Street ie: can we prevent destruction of further interwar houses in Elwood Street even though 36 Downes the adjoining two houses in Elwood Street are new.	The eastern end of Downes Avenue (36-40) does not exhibit the same characteristics as the remainder of the street. Given that this section is somewhat disconnected from the remainder of the street it is not considered that application of the NCO is warranted.
622	Not sure that I agree high front fences are a problem.	Refer to standard response 14.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an NCO is applied to Downes Avenue.
- It is recommended that Council considers use of the DDO for front fences.

4. Missouri Avenue, Brighton

No	Issues raised	Response
26	Needs to include two blocks at the entrance to Missouri Avenue as they are the streets gateway ie: corner Cochrane and Missouri.	The 'gateway' role of properties fronting onto Cochrane Street is acknowledged however they are not considered to be of high significance when viewed within the overall context of the Missouri streetscape. Issues related to these properties can be dealt with through Council's existing policy.
52 547	Include Bungalow and Koorinal Courts.	The character of these streets does not relate to the consistent Interwar Californian Bungalow character of Missouri Avenue. Although the dwellings in Bungalow Court could consist of varied Interwar styles, the area is too small to recommend as an area of moderate significance. Koorinal Grove has a mixed character with the rear of two properties fronting it and failing to address the streetscape. It is not considered to be of high or moderate neighbourhood character significance.

165	Has already had changes and many properties are in a state of disrepair.	The properties in Missouri Street may have been modified but they retain many of their original interwar characteristics. Building forms are very consistent. Disagree with the comment that many properties are in a state of disrepair.
547 957	7 & 7A are townhouses (inappropriate to the area).	The townhouses at 6 and 7a may not fit in with the existing character but they have been included because they are a part of the streetscape and any future development of these sites should respect the Interwar character of Missouri Avenue.
876	Many houses already have 'highly visible additions'. The aim should be to ensure that additions do not change the character.	The threat 'Additions that are highly visible' refers to extensions that essentially dominate the house and impact negatively on the streetscape. Measures can be taken to reduce the impact of extensions, including good design (this is already implied in the information sheet) and setting the upper level further back to reduce its visibility.
876	No 24 is weatherboard and is in poor condition. It should not be included. No 17 has a large area on the side which should not be included.	These properties have been included because although they may not contribute to the character of the street, they are a part of the neighbourhood. Under the NCO, any future development of these sites would be guided to fit in with the preferred future character of the neighbourhood.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an NCO is applied to Missouri Avenue.

5. Meyer Court, Brighton East

No	Issues raised	Response
265 386	All houses in Meyer Court were built after 1960, no 50's houses. Houses at No.9,11 and 28 in no way fit the character description. Less than half tiled roofing.	Noted. Will alter description to reflect the correct era of the buildings. Although the buildings at 9, 11 and 28 may not exhibit the predominant neighbourhood characteristics, they

		form part of the streetscape and impact on the character of the neighbourhood. Under the NCO, any future development of these sites would be guided to fit in with the preferred future character of the neighbourhood.
265 286	The scale of the buildings is already variable. Not all houses are orange brick. One used to be rendered which was stripped. Several have had modifications.	There may be some parts of buildings or entire buildings that do not conform to the consistent character however orange brick is the predominant building material in the court.
286 865	Front fences, which aren't brick, have been there forever. Timber fence at no. 32.	There may be some parts of properties that do not conform to the consistent character however low or open front fences are the predominant forms of boundary treatment in the court.

Recommendations:

- No changes are recommended to the character area boundary.
- The Existing Character Elements and Statement of Neighbourhood Character need to be changed to reflect the correct era of the buildings (1960s).
- No changes are recommended to the Potential Threats to Character.
- Feedback received from the community reflected the view that the style of housing in Meyer Court is not valued by residents, or the wider community generally, as many people do not yet recognise the significance of neighbourhood character of these eras.
- The area is attributed a high level of neighbourhood character significance for its uniqueness in the local area as well as its consistency in terms of building style and use of materials. For this reason it has been recommended for an NCO to control single dwellings and a DDO to control fence height and style.
- However, due to the community values of this area, Council may consider that an NCO / DDO for Meyer Court is not suitable until such a time that community values change to appreciate this era of development.
- Under this scenario, change in Meyer Court would continue to be managed through Council's existing Neighbourhood Character Study. Under Precinct B5 the unique character of Meyer Court is specifically mentioned and addressed in the Design Guidelines.
- However, this approach is not recommended as the guidelines would not be applied where a single dwelling is proposed and a planning permit not required. It is considered that the design of single dwellings has the potential to undermine the consistent character of the area in the same way as multi-dwelling development.
- It is therefore recommended that planning controls are applied to this area to address both single and multi-dwelling development.

6. Pearson Street, Brighton

No	Issues raised	Response
348	Rented properties - pvc clad and bitumen clad are not described in the statement and detract from the streetscape	These are covered under the identified threat of 'Use of non-conforming materials such as dark coloured brick'.
348	The overlay should not be approved if it is then to take in No.12-24 and 13-23.	The four properties at the entrance to the street on the eastern side may be modified or non-contributory, but they still form part of the streetscape. If these properties were excluded from the recommended overlay area, future redevelopment of these sites would pose a threat to the significant character of the neighbourhood. There is only one property out of these four that is considered to be non-contributory.
392	The street has a variety of house styles and land sizes and garden types and building heights and CANNOT be categorised with any consistency.	The survey found that the character of the street was formed by a predominance of small Victorian and Federation era dwellings. The variations in the street are noted, but there are many consistencies, including pitched roofs, small front and side setbacks, timber fences and cottage style gardens. These all contribute to the significance of the neighbourhood.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an NCO is applied to Pearson Street.

7. Halifax Street (between Dendy and Church Streets only), Brighton

No	Issues raised	Response
153	Many existing high fences in street (2, 4, 6, 8, 8A, 10, 7, 9).	The Information Sheet acknowledges the varied height of front fences in the street. All of the properties listed have been removed from the area boundary due to their high fences and other non-contributory elements that were confirmed through a re-survey.

236	Less than 50% properties fit the descriptions.	The boundaries of the area have been amended to include only those properties that fit the description, with only a small number of properties displaying non-contributory characteristics.
305	Whilst a number of houses are consistent with this description many are not.	The boundaries of the area have been amended to include only those properties that fit the description, with only a small number of properties displaying non-contributory characteristics.
590	Take in 188, 190, 192 Church Street, more of Well Street to Dendy Street and to the west, more of Dendy Street between Well Street and Huntingfield (north side only). There are quite a few buildings designed and built by Mr Hunter Rogers during the 1930s eg: 15 Halifax Street, 12 Well Street, flats and houses in Clxxxx Street.	Numbers 43-51 Dendy Street are generally Old English styles, however many of these have non-contributory elements such as rendered brick or dominant garages. They have a lower level of significance in comparison to the grand styles within the existing boundary. The remainder of the area recommended for review was found to be of a mixed character.
835	Maintain bluestone kerbing.	Survey shows that bluestone kerbing is not present in this section of Halifax Street.
888	Unfortunately dwellings are of a wide variety of architectural styles in retreat rd.	Area 7 related only Halifax Street, not Retreat Road.
	Consider revising the boundaries of the area to include only those properties that fit the description. Also consider adding properties on Well Street that contribute to the character of the area and are consistent with this style.	The boundaries of the area have been amended to include only those properties that fit the description, with only a small number of properties displaying non-contributory characteristics. The re-survey found that some properties in Well Street did contain dwellings and other elements that contributed to the character of the area including numbers 67, 69, 71 and 78. They have been included in the boundary.

Recommendations:

- The re-survey of this area found that there was a lower level of significance in the properties southwest of Well Street. The area boundary has been altered to reflect this. During the re-survey several properties in Well Street were found to contribute to the significant characteristics of the area's character. The area boundary has also been amended to reflect the presence of grand Old English style dwellings in this part of Well Street.

- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an NCO is applied to the small sections of Halifax, Well and Church Streets as outlined on the revised map.

8. Loller Street (south-western side only) and Lawrence Street, Brighton

No	Issues raised	Response
10 15 621 660	<p>Loller Street does not have any character. It has a variety of dwellings, from older styles to modern.</p> <p>Other properties in more historic streets should be the subject of overlays to protect their historical significance, but no such significance applies to any properties in Loller Street.</p> <p>In Loller Street Only 20% of buildings are Victorian or Edwardian.</p>	<p>Loller Street does have a neighbourhood character.</p> <p>The mix of dwellings is acknowledged in the character area brochure which states that the area comprises predominantly Victorian dwellings, with some federation buildings and a small number of infill dwellings. It is the building styles, along with other character elements such as building materials, setbacks and building form which contribute to the significant character of Loller Street.</p> <p>The NCO is not a Heritage Overlay and as such is not based on the historical significance of buildings.</p> <p>Disagree that only 20 per cent of dwellings can be categorised as Victorian or Federation. There are other styles present in the street, but these are predominant.</p>
152 201 843 882	<p>Why are both sides of the street not included?</p> <p>The character of Lawrence Street east of No.23 is not Victorian - it is mixed.</p>	<p>The opposite side of the street was not considered to be of the same level of neighbourhood character significance given the higher proportion of infill and mix of dwellings.</p> <p>Although the character of Lawrence Street may be more mixed east of no.23, these properties are still a part of the streetscape. In a sense, the future redevelopment of these properties poses the greatest threats to the significance of Lawrence Street. Lawrence Street has been recommended for a Heritage Overlay and has now been excluded from NCO recommendations. The HO will achieve all of the objectives of the proposed NCO.</p>

237 261	Car parking is not generally provided via a rear laneway	There is potential for car parking to be provided via the rear laneway located between Loller and Lawrence Streets. Apart from this, on-site car parking is generally not provided. Add to Information Sheet.
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Consider revising the boundaries of the area due to the redevelopment of a vacant site at number 26 and other properties that do not reflect the character of the streetscape between numbers 22 and 30.

Agree. The re-survey revealed that the property at number 26 is out of character with the area inside the boundary. Also agree that between numbers 22 and 30 there is a lower level of consistency and uniqueness. The boundary has been amended to reflect this.

Recommendations:

- For detailed recommendations regarding changes to the character area boundary, see the report entitled 'Area 8: Loller and Lawrence Streets' which discusses the implications of recommendations made in the Review of Heritage Precincts by Bryce Raworth (2008). The Existing Character Elements, Statement of Neighbourhood Character and Potential Threats to Character have been reviewed and amended to reflect their accuracy in terms of the boundary changes.
- The Existing Character Elements have been altered to accurately reflect the provision of car parking in Loller Street. The Information Sheet currently implies that all properties have access to on-site car parking via a rear laneway.
- It is recommended that an NCO is applied to the south-western side of Loller Street as outlined in the revised area map.

9. Valdemar Court and Tatong Road, Brighton East

No	Issues raised	Response
7 477 522	<p>Puzzling to understand how the 1950s style cream brick houses have character worthy of protection.</p> <p>This is a small pocket with a low percentage of properties falling under the statement outlines.</p>	<p>The value that the community places on certain building styles, including post war architecture, is a subjective matter. Consultation has been undertaken to assess the community's opinion on whether such a building style is valued by residents and the wider community. Valdemar Court and Tatong Road were selected as part of the site survey for their high level of consistency as well as buildings and other character elements which represent the original character of the streetscape.</p> <p>Disagree that only a small percentage of properties fall under the</p>

		description. Almost all of the buildings are low scale brick dwellings surrounded by established gardens and low brick fences.
234 359	Area is not consistent – building scale, fences, materials	Disagree with this statement. The survey found that almost all buildings are constructed of brick and are single storey with low front fences.
234	Rendering is a potential threat yet in the FAQ it says buildings can be painted or rendered.	The use of render could potentially interrupt the continuity of the streetscapes in terms of the existing consistent use of exposed brickwork and this is why it is listed as a threat in the Information Sheet. In some cases however the use of render could be sympathetic to the existing character of the street through the colours used. The NCO would not require a permit to paint or render houses, rather it would provide guidance related to the use of materials.
203	Why Tuxen Ct not included?	The character of Tuxen Court is similar to that of Valdemar Court and Tatong Road however it was not found to be as intact or consistent.
350	We welcome urban renewal in accordance with the council's current guidelines.	Proposal will not stop new development, rather it introduces greater design parameters.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- Feedback received from the community reflected the view that the style of housing in Valdemar Court and Tatong Road is not valued by residents, or the wider community generally, as many people do not yet recognise the significance of neighbourhood character of these eras.
- The area is attributed a high level of neighbourhood character significance for its uniqueness in the local area as well as its consistency in terms of building style and use of materials. For this reason it has been recommended for an NCO to control single dwellings.
- However, due to the community values of this area, Council may consider that an NCO / DDO for Valdemar Court and Tatong Road is not suitable until such a time that community values change to appreciate this era of development.
- Under this scenario, change in Valdemar Court and Tatong Road would continue to be managed through Council's existing Neighbourhood Character Study. However, the study does not make a specific reference to consistent 1950s-60s character of these two streets and this would not form part of the assessment of planning permit applications.

- It is considered that the design of single dwellings has the potential to undermine the consistent character of the area in the same way as multi-dwelling development.
- It is therefore recommended that planning controls are applied to this area to address both single and multi-dwelling development.

10. Coral Avenue and Point Avenue, Beaumaris

No	Issues raised	Response
83	Coral and Nautilus Avenues still have the potential to revert to a bushy, less formal environment.	The character of Coral and Nautilus Avenues outside the proposed overlay area is considered to be adequately addressed by Council's existing Neighbourhood Character Policy and vegetation controls. The area noted is not considered to be as significant as that within the proposed overlay area.
123	Some houses not included. Next door to 401 Beach Road, two houses next door to 1 Point Avenue.	These properties have been excluded because they are not considered to form a part of the Coral and Point Avenue neighbourhood character. They are disconnected from this area and exhibit a different character that is adequately addressed by Council's existing Neighbourhood Character Policy and other controls in the planning scheme.
186	No on street parking. No footpaths (walk on street pavement). No kerbs and channels. Unmade drive crossovers. Informal bush - style free planting on road reserve. Indigenous plants in Road reserve. Informal street character.	The Information Sheet accurately describes these character elements.
287	Nothing special about the properties, only the street due to vegetation and unmade roads	The properties are considered to be significant for the high proportion of on-site vegetation. The properties contribute to the informal character of the streetscape through the use of permeable or no front fencing and buildings that are largely concealed in views from the street.
877	Proposed boundary change	These properties have been excluded because they are not considered to form a part of the Coral and Point Avenue landscape character. They are disconnected from this area and exhibit a different character that is adequately addressed by Council's
581	To complete this area these Beach Road properties should be included - numbers 394, 395, 396, 397, 398, 400, 400/1, 402.	

	existing Neighbourhood Character Policy and other controls in the planning scheme.
Consider revising the boundary to include only those properties that reflect the character of the landscape. Numbers 2, 4, 5 and 7 Coral Avenue do not contribute to the character of the landscape.	The boundaries of the area have been retained to reflect the entrance of the landscape area, which is indicated by the unsealed road and informal streetscape. Any future redevelopment of the properties mentioned could further enhance this unique landscape, in particular through building setbacks (to accommodate vegetation) and vegetation screening at the front boundary or permeable front fences.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is recommended that an SLO is applied to Coral Avenue and Point Avenue.

Other Areas Investigated (Moderate Significance)

33. Glendora Avenue, Brighton (formerly Area 11.)

No	Issues raised	Response
324	Should also include the adjoining street in Trafford Avenue.	An additional survey has been conducted for Trafford Avenue and it has been found to contain Federation era dwellings consistent in style and form, but varied in finish, garden style and front boundary treatment. Trafford Avenue has been added as an area of high neighbourhood character significance.

Recommendations:

- No changes are recommended for the Glendora Avenue area.
- Trafford Avenue has been added as a separate area of high neighbourhood character significance.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

12. Elwood Street, Brighton

No	Issues raised	Response
6	There is no special character, really. It's a mixed character, not very valuable.	The site survey found that Elwood Street consists of predominantly Federation and Interwar dwellings of mixed styles, with few properties not contributing to the character of the neighbourhood. It was concluded that due to the variety of styles, Elwood Street is of moderate significance, not warranting an NCO, but potentially requiring additional mention in Council's existing Neighbourhood Character Policy.
529	Including 368 & 372 New Street ie: corner houses of Elwood Street.	These properties front onto New Street and are not considered to be contributory to the Elwood Street neighbourhood. 368 is covered by the Heritage Overlay and is therefore unlikely to experience change that will threaten the character of Elwood Street.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

13. Montclair Avenue, Grandview Road, Maroona Road and Iona Road, Brighton

No	Issues raised	Response
13 908	Should include Enfield and Oak, plus remainder of Grandview to prevent further desecration.	Dwellings outside the boundary area, including those in Enfield and Oak were not considered to be of the same level of significance as those within the boundary. Although there are many interwar dwellings outside the boundary, they are not of the same scale or consistency.
575	Enfield Road should be included, as should more of Grandview, Montclair and perhaps Oakwood Avenue. Business zoning should be less to accommodate this.	Refer to comments above in relation to the remainder of Grandview, Montclair and Oakwood Avenue. The Activity Centre boundary was set through the Structure Planning

		process and is on the map for context only. It does not denote Business zoning as such.
263	Boundary should extend to the start of Montclair Avenue (at Warleigh Grove).	The section of Montclair Avenue south of number 13 was found to be of a mixed character with several different building styles and a number of non-contributory properties.
777	Extend as far as possible toward Bay Street.	The area south of the boundary was found to be of a mixed character and not consistent or unique enough to warrant the NCO.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

14. Martin Street and Thomson Street, Brighton

No	Issues raised	Response
249	Thomson Street should be excluded from the proposed neighbourhood character overlay area.	Thomson Street was found to be of a moderate degree of neighbourhood character significance due to the presence of consistent Edwardian dwellings. This is why it has been included in an area with Martin Street which shares a similar character. It is not recommended that the NCO be applied to either of these streets.
682	Include Hamilton Street.	Hamilton Street is included in a Heritage Overlay precinct which means that its character is adequately protected already.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

15. Coronation Street, Brighton East

No detailed issues of boundaries or neighbourhood character descriptions raised.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

16. Milroy Street (eastern side only), Brighton East

No	Issues raised	Response
6 8 12	Except for two of the houses, every property has been altered in some way. Submitter's house bears no resemblance to the original façade.	<p>It is acknowledged that some of the properties in Milroy Street are not representative of the prevailing neighbourhood character. Two surveys were undertaken for the project to determine whether areas were of high or moderate neighbourhood character significance. Through these surveys it was concluded that the one side of Milroy Street was of moderate neighbourhood character significance, therefore not warranting application of the NCO, but potentially requiring additional mention in the existing Neighbourhood Character Policy in the planning scheme.</p> <p>The assessment of the majority of these dwellings is that they are Californian Bungalows despite modifications that have been undertaken. The overall form, setbacks and building materials are still representative of the interwar character of the street. It is recognised that a number of factors, including building modifications and the character of the opposite side of the street, have had an impact on the area identified.</p>
16	Identification of buildings as consecutive Interwar Californian Bungalows is incorrect. Number 43 was remodelled in the 1970s, number 39 is the only genuine Californian Bungalow facing west as	It is acknowledged that some of the buildings have undergone change and remodelling. This does not mean they are no longer Interwar styles. The variations apparent between properties and the recently developed

per established guidelines set out by Archi Centre.

Two modern units at number 25 were built with a car port in front.

Number 21 is an ultra-modern two storey flat-roofed wooden residence.

Number 23 is two storey.

There is an ugly two storey steel construction at the rear of 45 which strips away any character that may exist.

Incorrectly stated that garden vegetation was exotic with a canopy of trees.

Incorrectly identified houses with setbacks of 8-10m as having setbacks of 6-7m.

Incorrectly identified fences as being predominantly low red brick 0.75-1.2m.

Side setbacks are absent of vegetation. Residences at 31, 33 and 35 are used for commercial purposes and have altered facades to cater for the needs of handicapped children.

The proposed area does not exhibit specific characteristics that need to be protected or changed to achieve preferred character guidelines.

Statement of neighbourhood character contradicts actual neighbourhood character and is ambiguous as there is no definition about the building line as being either front or rear, however in building terms the building line is taken from the front of the dwelling.

The need to provide vegetation at the side of the dwelling is not present in any existing dwellings except for number 27. It is also opposed because it decreases light to windows, creates dampness, destroys fences by creating rot, creates a breeding ground for the infestation of insects, is hard to maintain, decreases space for

buildings are the main reason that this area has been attributed a moderate level of neighbourhood character significance. After a review, number 21 has been excluded from the property boundary given its location at the edge of the area and its characteristics.

Survey data shows that gardens predominantly consist of exotic species. This does not mean that there are no native species present.

Aerial shows front setbacks of predominantly 6-7m.

Of the 13 properties now included in the area:

- Seven are constructed of red brick (two of these are high);
- Two are low and constructed of orange or cream brick;
- One is low and constructed of stone;
- One is high and constructed of masonry and timber;
- Two are constructed of timber (one high, one low).

It is therefore concluded that most of the properties have low to medium heights fences, and of those fences, most of them are constructed of brick – generally red brick. The Information Sheet has been amended to reflect this.

The Statement of Neighbourhood Character expresses a future preferred neighbourhood character. It is not intended to contradict the existing character, rather it explains which characteristics should be retained and which should be enhanced.

Disagree with argument against vegetation in side setbacks. Small shrubs and other low scale vegetation are not likely to result in the extreme outcomes described. It is more likely that the visual amenity gained from vegetation around buildings will outweigh its negative effects.

service utilities and reduces security.

16	Threats not accurate as there is style and scale varying considerably, reproduction style architecture already dominates the streetscape and high front fences are already prevalent in 70 per cent of homes.	Disagree with comment that potential threats to character are “ambiguous”. Reproduction architecture is present on the opposite side of the street but does not dominate the southern side. Of the 14 properties in the street included in the character area, eight have red brick fences, two of which are high. Others are a mix of low to high timber, masonry and vegetation screening. In total, four properties have high front fences.
16	Recommendations about various siting and design issues	Agreed that these issues would be addressed by ResCode and existing policy. This area is not recommended for an NCO.

Recommendations:

- No changes are recommended to the character area boundary.
- The Existing Character Elements and Statement of Neighbourhood Character have been amended to accurately reflect the style of fences in the area.
- No changes are recommended to the Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

17. Cambridge Street, Brighton East

No detailed issues of boundaries or neighbourhood character descriptions raised.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

18. Agnew Street and Ferguson Street (northern side only), Brighton East

No detailed issues of boundaries or neighbourhood character descriptions raised.

Recommendations:

- No changes are recommended to the character area boundary.

- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

19. Crowther Place, Brighton

No detailed issues of boundaries or neighbourhood character descriptions raised.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

20. Outer Crescent, Brighton

No	Issues raised	Response
67	Boundary change shown on map (exclude 44,46 and 60)	These properties are considered to be non-contributory to the valued character of Outer Crescent however they form part of the streetscape and could pose additional threat to the character of the area. Outer Crescent is not recommended for an NCO.
812	Boundaries could be extended on both sides of Outer crescent as far as Brighton Grammar property.	The remaining parts of Outer Crescent outside the boundaries are not considered to be of a significant neighbourhood character. Most of what is important in these parts of the street occurs in the public domain.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

21. Boxshall Street, Brighton

No detailed issues of boundaries or neighbourhood character descriptions raised.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

22. Baker Street, Brighton

No	Issues raised	Response
316	Should include Mary Street.	Mary Street was not surveyed as part of this stage of the Neighbourhood Character Review. All recommendations for potentially significant neighbourhood character areas in Activity Centres were derived from the structure planning process. Mary Street was not identified in the Church Street Structure Plan as potentially significant.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

23. North Road (between St Kilda Street and New Street), Brighton

No	Issues raised	Response
266 299	Extend from beach end of North Road, right up to the railway bridge intersection of North Road.	West of St Kilda Street, the character of North Road is considered to be mixed due to inconsistencies in style and the character of recent development. East of New Street to Cochrane Street, North Road is covered by the Heritage Overlay which means that its character is adequately protected already. Between Cochrane Street and the railway bridge, North Road contains a mix of dwelling styles, many high front fences and numerous contemporary

infill buildings. There is a unique character derived only from the public domain (including the wide nature strips and street trees).

613 Extend to beach (west) and to Asling Street (east). See above response.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

24. Interwar Area 1, Hampton

No	Issues raised	Response
20	There will be a loss of individuality. Contemporary modern architecture will not be permitted or encouraged.	The application of the NCO does not preclude contemporary design. For new buildings or additions to original buildings, it encourages a contemporary design response, but one that is respectful of and acknowledges the established character of the area.
20	<p>The existing character elements do not accurately describe the neighbourhood. Architectural style is not predominantly Californian Bungalow, nor the occasional Old English nor the Spanish Mission styles. There is no predominant style, rather a diverse variety. In Teddington Road building materials are not predominantly light coloured weatherboard. There is a variety of red brick or cream brick, render and occasional timber.</p> <p>The significance of the neighbourhood is low to very low. There is not one Californian Bungalow in this area. There are also a number of high fences in the street.</p> <p>Not all of Teddington Road should be included, specifically the area between Earlsfield Road and Chislehurst Road should be excluded.</p>	<p>It is acknowledged that some of the properties in Character Area 24 are not representative of the prevailing neighbourhood character. Two surveys were undertaken for the project to determine whether areas were of high or moderate neighbourhood character significance. Through these surveys it was concluded that Area 24 was of moderate neighbourhood character significance, therefore not warranting application of the NCO.</p> <p>Survey data shows a high presence of Interwar dwellings in the area west of May Street, including mostly Californian Bungalows but also a variety of other Interwar styles. East of May Street there are very few Californian Bungalows but still a high presence of Interwar dwellings. This has been altered in the Information Sheet.</p>

		Survey data acknowledges the variety of front fence heights and styles but shows a predominance of average height fences.
		Agree that Teddington Road between Earlsfield and Chislehurst Road should be excluded. Through the re-survey it was also found that Raynes Park Road between Earlsfield and Chislehurst Road was not of a similar level of significance as the remainder of the precinct. The area east of Earlsfield Road has been removed.
30	I hope they include Earlsfield Road - not clear from map.	Part of Earlsfield Road between Teddington and Fewster Road is included in the neighbourhood character area.
42	Extend south to say Linacre Road (if not already done so).	A large proportion of the area south of Interwar Area 1 (outside the Hampton Street Activity Centre) is included in Interwar Area 2.
149	Should also include Ludstone Street.	Ludstone Street was initially surveyed but found to be of a mixed character in terms of building styles and property characteristics.
384	May Street through to South Road, along Kingston Street and include Fewster Road up to Bluff Road.	May and Kingston Streets are already included as described. Fewster Road was excluded from the area due to the presence of high fences, mixed post war and contemporary architectural styles and other mixed characteristics.
403	Coombe Avenue does not belong as it doesn't match other homes in the precinct at all.	Coombe Avenue was found to have an Interwar character which contributes to the neighbourhood.
465	I feel the boundaries should also include areas between South Road and Ludstone Street as there are significant numbers of period style homes which seems to be replaced by new multi unit developments.	The area between South Road and Ludstone Street east of Kingston Street was not included in the original survey brief. This area is not considered to exhibit a significant character and is adequately managed through Council's existing Neighbourhood Character Policy.
498	Perhaps area from South Road/Bluff Road - south and west to existing proposal should be considered.	The area south-west of South and Bluff Roads north of Ludstone Street was not included in the original survey brief. This area is not considered to exhibit a significant character and is adequately managed through Council's existing Neighbourhood Character Policy.

514	Avelin, Imbros etc down to Hampton Street should be included.	This area is located within a Heritage Overlay precinct which means that its character is adequately protected already.
520	I think they should include Beach Road which has already lost much of its original character and areas down to Thomas Street at least.	Beach Road is considered to have a very mixed character with a variety of building styles and other characteristics. Although Beach Road is important and prominently located, its character is adequately managed through Council's existing Neighbourhood Character Policy.
687	Down to Thomas Street from Collier Street.	There is no street named "Collier" in the area. A large proportion of the area south of Fewster Street up to Thomas Street is included in Interwar Area 2.
689	From Willis through to Crisp Street area.	A large proportion of the area between Willis and Crisp Streets east of the Hampton Street Activity Centre is included in Interwar Area 2.
727	Teddington Road and Raynes Park Road could be removed from the boundary under the current classification as full of post war homes and large new developments.	The area east of Earlsfield Road, including Teddington and Raynes Park Roads has been removed from the precinct due to its mixed character and substantially lower number of buildings from the Interwar period, confirmed through the re-survey.
830	I believe that not all of Teddington Rd should be included, specifically the area between Earlsfield rd and Chislehurst Rd. As stated previously this section of Teddington Rd does not exhibit the neighbourhood characteristics as described.	The area east of Earlsfield Road, including Teddington and Raynes Park Roads has been removed from the precinct due to its mixed character and substantially lower number of buildings from the Interwar period confirmed through the re-survey..
829	All of Teddington Road should be included specifically the area between Earlsfield Road and Chislehurst Road	Teddington Road east of Earlsfield Road has been excluded from the precinct due to its mixed character and substantially lower number of buildings from the Interwar period confirmed through the re-survey..
832	Particularly in Kingston St Hampton. Remove Kingston St (between South Rd and Ludstone St) from the interwar area 1 Hampton.	Kingston Street exhibits a strong Interwar character which contributes to the rest of the neighbourhood.
941	Include Thomas & Crisp Sts and side streets off main arteries.	Thomas and Crisp Streets are included in Interwar Area 2.
973	Hampton St to Bluff Rd and	This is a very large area, a large

Ludstone St to Linacre Rd.

proportion of which is already included in Interwar Areas 1 and 2.

Ludstone Street was initially surveyed but found to be of a mixed character in terms of building styles and characteristics.

Recommendations:

- The boundaries of the area have been altered to reflect the sentiment of comments regarding the inclusion of Teddington and Raynes Park Roads east of Earlsfield Road. It was confirmed through the re-survey that this part of the area does not exhibit the same characteristics as the remainder of the area.
- No changes are recommended to the, Statement of Neighbourhood Character or Potential Threats to Character.
- The Existing Character Elements have been altered to reflect the presence of Postwar and other dwellings throughout the precinct, however it is still acknowledged that the Interwar dwellings have a strong influence on the character of the area.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

25. Letchworth Avenue, Brighton East

No	Issues raised	Response
3	There are already many two storey houses in the street and properties that have high front fences.	It is acknowledged that there are already two storey buildings in the street as well as some higher front fences however the dominant character is of a low-scale built form and low front fences. This area has been classified as having a moderate degree of neighbourhood character significance and is not recommended for an NCO for these reasons.

Recommendations:

- No changes are recommended to the character area boundary.
- Amend the Existing Character Elements to reflect that there are already two storey buildings and higher front fences present in the street, although they do not form the dominant character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

26. Interwar Area 2, Hampton

No	Issues raised	Response
2	Existing Council setback requirements are creating 'shoe-box' building forms throughout the suburb.	Upper level setbacks may be required by ResCode (State Government control) for amenity reasons, where in close proximity to adjoining buildings. Where required by a NCO for neighbourhood character reasons, upper level setbacks would be applied to the front façade only and can be practically achieved through well considered design, of which there are many examples throughout Melbourne's older suburbs.
72	Boundaries should go to Bluff Road and South Road.	The area south-west of South and Bluff Roads north of Ludstone Street was not included in the original survey brief. This area is not considered to exhibit a significant character and is adequately managed through Council's existing Neighbourhood Character Policy.
182	See attachment – include area to the south.	The area south of Interwar Area 1 is mostly covered under Interwar Area 3, Gipsy Village and Interwar Area 4.
381	See attachment – Include area to the west up to Wave Street.	The Structure Planning process identified areas of potential neighbourhood character significance in Activity Centres. Only these were surveyed. The area in question was not surveyed in detail on the basis that it had already been assessed through the structure planning process.
412	But could extend to some houses on north side of Bridge Road between train line and Karoola.	These streets are already included in Interwar Area 2 and the Gipsy Village.
455	Boundary should be extended to take in Highett Road and Bridge Street.	Highett Road and Bridge Street are included in Interwar Area 3 and the Gipsy Village respectively.
818	Character overlay should apply all the way to Hampton St.	The boundary of the Hampton Street Activity Centre is located to the west of the identified character areas. This area was assessed through the Structure Planning process and any areas of potential neighbourhood character significance were identified. The Structure Plan did not highlight any areas of potential neighbourhood character significance in this area,

therefore it was not surveyed in detail.

841	All of Crisp St should be included	Most of Crisp Street has been included except for the area west of Gillies Street. In the initial survey this was identified as being of potential neighbourhood character significance however it was resurveyed and found to contain a mix of Edwardian, Interwar and Postwar buildings that did not exhibit unique or consistent characteristics.
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Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

27. Interwar Area 3, Sandringham

No	Issues raised	Response
53	Delete all of Highett Road, Duncan Street and Dunsterville Street, top end of Brighton Street (east).	Although these streets are mixed, they were found to generally contribute to the neighbourhood character of the area. Due to its mixed nature, the entire area has been classified as being of moderate, not high, significance.
70	Remove Nelson Street as a minimum	Nelson Street was found to consist of Interwar (mainly Californian Bungalows), Victorian, Edwardian and some Postwar dwellings. Most of these contribute to the neighbourhood character of the area however due to the mix of characteristics, this area has been classified as being of moderate significance.
362	As indicated on map, overlay should be brought in towards Daly Street/Astin Road and head towards Nelson Street way. Boundaries in that area of the overlay should be dependant on what people say there.	The area east of Daly Street has a mixed Interwar/Postwar character. Most of these properties do however contribute to the character of the neighbourhood which is why they have been included in the boundary. The Information Sheet has been amended to reflect strong presence of Postwar dwellings and not just Californian Bungalows.

929	Boundaries should include the north side of Brighton Street from Holzer St to Nelson St.	This part of Brighton Street is included in Area 28: Brighton Street and Grange Road, Sandringham.
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Recommendations:

- No changes are recommended to the character area boundary.
- The Existing Character Elements have been amended to reflect the mixture of Postwar buildings and Californian Bungalows.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

28. Brighton Street and Grange Road, Sandringham

No	Issues raised	Response
135	The boundaries need to include all adjoining streets (Nelson, Minnie, Holzer, Wood, Hobson and Moorabbin) because they are part of the fabric of the neighbourhood. If these streets are not included Brighton Street and Grange Road would become an anomaly.	Nelson, Minnie and Holzer Street are included in Interwar Area 3. Hobson, Wood and Moorabbin Streets are excluded from a precinct. Hobson Street was found to be very mixed, with Interwar and contemporary buildings and high front fences. Wood Street was found to be mixed, with Interwar, Postwar and contemporary development. Moorabbin Street is not considered to have a continuous or significant character that relates to the Brighton Street and Grange Road neighbourhood.
375 458	House on corner of Wood Street and Grange Road should be included.	Assume this means number 12 Wood Street. Agree that this should be included in the area as it forms part of the streetscape. The map has been amended to reflect this.
642	Boundary should exclude Grange Road.	Grange Road possesses a mixed character with a number of different styles present. All of these buildings contribute to the Brighton Street and Grange Road neighbourhood were included with the intention of ensuring that future development is sympathetic towards the characteristics of the streetscape and the properties in Brighton Street. The entire area is considered to be of moderate neighbourhood character significance and is not recommended for an NCO.

Recommendations:

- The character area boundary has been amended to include the property on the corner of Wood Street and Grange Road.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

29. Interwar Area 4, Sandringham

No	Issues raised	Response
27	The Statement of Neighbourhood Character is fiction. There are more houses that are not like that described as there are.	Survey findings show that there is a high presence of Interwar dwellings, but that these are interspersed with more recent development, hence the area's nomination as being of moderate significance.
92	Include Bay Road as this is a main road, viewed by many often several times daily. It is the face of Sandringham and should be an example of what living here represents.	Bay Road is certainly considered to be an important and prominent streetscape. The character and change in Bay Road is managed through the Bay Road Activity Centre Structure Plan.
258	The Vincent Street part should encompass the whole street.	Between Nelson and Moorabbin Streets, Vincent Street has a discontinuous character, with a number of properties on the southern side of the road fronting onto adjacent streets and a properties on the northern side with a mixed character.
330	The adjoining streets (g: south of Bay Road) are very similar and have preservation potential.	Some parts south of Bay Road were included in the initial survey. Although they comprise attractive streetscapes, building styles are mixed and there is more infill apparent.
720	Extend boundaries beyond Bay Road and beyond Hudson Street.	<p>The boundaries do extend beyond Hudson Street into Interwar Area 1. Hudson Street has been excluded from the precinct due to its mixed character and prevalence of Postwar buildings.</p> <p>Some parts south of Bay Road were included in the initial survey. Although they comprise attractive streetscapes, building styles are mixed and there is more infill apparent.</p>

767	Include properties in Bay Road.	Bay Road was included in the initial survey but was not found to be of neighbourhood character significance. Between Beach Road and Bluff Road it contains mixed styles of development, with a higher proportion of infill and high front fences.
980	The area from Bay Rd through to Highett Rd would need to be included (up to Bluff rd) as these streets are of the same mix. Why should a particular area be subject to extra restrictions.	Most of this area is included under Interwar Areas 3 and 4. Some streets have been excluded because they were not found to be of neighbourhood character significance.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

30. Gipsy Village, Sandringham

No	Issues raised	Response
4	Request that the property on the corner of Francis and Bridge Street be excluded from the overlay.	The boundaries of the Gipsy Village neighbourhood have been determined from the original subdivision of this area, therefore any changes to the boundary are opposed. The boundary is consistent with the original subdivision due to the distinctive streetscape characteristics that remain today.
4	Submitter's house was constructed in the 1970s and has no Gipsy Village traits.	The Study recognises that a number of properties in the Gipsy Village are not representative of the prevailing neighbourhood character. Two surveys were undertaken for the project to determine whether areas were of high or moderate neighbourhood character significance. Through these surveys it was concluded that the Gipsy Village was of moderate neighbourhood character significance, therefore not warranting application of the NCO, but potentially requiring additional mention in the existing Neighbourhood Character Policy in the planning scheme.

12	Submitter's house is not a Victorian or Edwardian house – rather an old two storey building somewhere between a Californian Bungalow and English style. Would new buildings be forced to adopt an older style?	The NCO would continue to allow residents to extend dwellings. It is not proposed that restrictions be enforced on residents in Gipsy Village to only allow buildings of Victorian and Federation styles. The information sheet for Area 30 recognises the mix of buildings in the area, while acknowledging that Victorian and Federation houses are the dominant styles. Alterations and extensions to dwellings are often best done in keeping with the original style of the dwelling, provided that the character of the area is respected. In Gipsy Village, additions or extensions to building that are highly visible within the streetscape are seen as a threat to the valued character. Therefore, upper level extensions should be set back from the front façade of the building to reduce their dominance in the streetscape.
12	The proposal lacks detail to make an assessment on restrictions to future extensions.	The survey was conducted in adequate detail required to justify the application of additional planning controls. Survey findings acknowledge that the area is of a mixed character and includes buildings from different eras. For this reason it has been nominated as an area of moderate significance only.
17	Precinct Map: Eight houses built in the early 1900s should be added to the precinct as they form the gateway (Boundary changes included with submission).	The area highlighted is not part of the original Gipsy Village subdivision. The area contains older buildings however they have a low level of consistency and the streetscape does not display the same characteristics as Gipsy Village.
17	The precinct has a strong significance because of its history. The layout is exactly as it was designed in 1852 and a large number of Victorian and Federation style houses remain. Because of its fences, gardens and wide streets, it still has a feeling of the past	Study focuses on neighbourhood character significance, not historical significance Study recognises the importance of the original subdivision, including the layout of lots and the wide streets. However it is not considered that there are any threats to this layout. Council already maintains control over the public realm and significant character elements that come under

		this category are unlikely to be compromised.
30	Most of the houses were once Californian Bungalows and looked uniform, but since then the area has changed so much.	It is acknowledged that some of the properties in the Gipsy Village are not representative of the prevailing neighbourhood character. Two surveys were undertaken for the project to determine whether areas were of high or moderate neighbourhood character significance. Through these surveys it was concluded that Gipsy Village was of moderate neighbourhood character significance, therefore not warranting application of the NCO, but potentially requiring additional mention in the existing Neighbourhood Character Policy in the planning scheme.
12	Broaden to Sargood Street and Linacre Road.	This area is already included under Interwar Area 2.
15 17 89 607	Around Mildura, Essex, Station and Beaumont Streets those are old houses which should be included. This also applies to Abbott Street west of the new apartment buildings.	Mildura, Essex, Abbott and Station Streets were surveyed in detail. They were found to be predominantly Interwar with some Postwar and contemporary infill. They were excluded because they were outside the original Gipsy Village subdivision.
120	See attached form – exclude Bamfield Street from the character area.	Bamfield Street was surveyed in detail and found to be of moderate neighbourhood character significance, along with the rest of Gipsy Village. It forms part of the original subdivision and although it has experienced change, it still retains a number of original characteristics including period buildings and the unique subdivision pattern.
366	Should include both sides of Abbott Street and Nelson Street and along Beach Road and the south side of Alicia Street, Hampton.	Part of Abbott Street was surveyed in detail. It was found to contain Edwardian and Interwar buildings but was excluded because it was outside the original Gipsy Village subdivision. Most of Nelson Street is included under Interwar Areas 3 and 4. Beach Road was found to have a very mixed character with some non-residential development. Alicia Street was found to comprise a mix of Interwar and contemporary development with a large proportion of Postwar and 1970s style buildings.

		It was not considered to be consistent or unique enough for inclusion in the character area.
367	See attached map – remove Arthur Street. Also I cannot see how the Activity Centre boundary should extend to the north side of Bamfield Street. This doesn't make any sense to have a high density development Activity Centre overlapped by a proposed neighbourhood character overlay.	<p>Arthur Street was part of the original Gipsy Village subdivision and was found to contribute to the character of the neighbourhood through original dwellings and retention of the original subdivision pattern. Its mixed character is reflected in its classification as being of moderate significance.</p> <p>The Activity Centre boundaries were set out during the structure planning process for the Major Activity Centres in Bayside. They are included on the maps for contextual information only.</p> <p>Although this area is of moderate neighbourhood character significance, and is not recommended for an NCO it is still possible for an NCO to be applied in an Activity Centre. However the need to manage the character of an area should be balanced with the need to accommodate change.</p>
454	Part of Bridge Street in Hampton should be Sandringham - it is very confusing for visitors.	Review of suburb boundaries is not part of this study.
706	Character area should include Bamfield Street which is part of the original Gipsy Village.	The character area map shows that Bamfield Street is included.
943	My concern is with the activity centre boundary. How can this be allowed to encroach on the gipsy village proposed character area? The two are incompatible. It would seem more logical to have a common boundary running along Mildura Ave and Brooklyn Place continuing on the same line across the railway. Then all of Gipsy village would retain its character and be free from business activity.	<p>The Activity Centre boundaries were set out during the structure planning process for the Major Activity Centres in Bayside. They are included on the maps for contextual information only.</p> <p>Although this area is of moderate neighbourhood character significance, and is not recommended for an NCO, it is still possible for an NCO to be applied in an Activity Centre. However the need to manage the character of an area should be balanced with the need to accommodate change.</p>
960	Make the boundaries smaller so that there is less averaging. eg; the beach side of the railway line is more diverse than the inland side.	Gipsy Village has been included as a whole precinct to reflect the original subdivision area. Many of its important characteristics are reflected in the streetscape pattern and other elements associated with the original subdivision. Although many original

buildings still remain, the Study does acknowledge that Gipsy Village has undergone a certain amount of change overall which is why it has been designated a moderate degree of neighbourhood character significance and is not recommended for an NCO.

Support for modern buildings and replacement of older, outdated homes. Many consider them to look better in the streetscape.

There is also a high value placed on older buildings in the wider community. The Study does not seek to force the retention of older homes, but to ensure that new development is sympathetic to older buildings in the streetscape.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

31. Harston Street, Sandringham

No detailed issues of boundaries or neighbourhood character descriptions raised.

Recommendations:

- No changes are recommended to the character area boundary.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

32. Clonmore Street, McNaught Street and Hume Street, Beaumaris

No	Issues raised	Response
11	Of the 17 houses in Hume Street, none are original – extensions, cladding, demolition and reconstruction have proliferated, as have always been the owner’s right. Much more substantial and handsome buildings have replaced ‘skillion’ roofs and vertical timber. Why should owners not be able to	It is acknowledged that some of the properties in Character Area 32 are not representative of the prevailing neighbourhood character. Two surveys were undertaken for the project to determine whether areas were of high or moderate neighbourhood character significance. Through these surveys it was

	continue the progress others have enjoyed?	<p>concluded that Area 32 was of moderate neighbourhood character significance, therefore not warranting application of the NCO, but potentially requiring additional mention in the existing Neighbourhood Character Policy in the planning scheme.</p> <p>The character of the neighbourhood is not only limited to the buildings themselves, but other elements, such as gardens, vegetation, fences and setbacks all contribute to the neighbourhood character significance of these streets.</p>
21	Beaumaris is well recognised as having a unique character. A Neighbourhood Character Overlay for the entire suburb is a way to not only preserve what is left but to reinstate some of what has been lost.	There were two surveys undertaken as part of Stage 2 of the Neighbourhood Character Study. It was concluded through these surveys that although there was a unique character present in Beaumaris, this was being adequately protected and enhanced through existing policy and overlays. The existing policy framework is also considered to be sufficient in providing certainty for residents and developers in Beaumaris.
351	Extend to Balcombe Reserve and Hotham.	The area between Area 32 and Balcombe Reserve was found to have a higher proportion of contemporary development and more frequent high front fences.
21	Should incorporate Hotham Street but it may be too late as some overdevelopment has already occurred.	Although the streetscape in Hotham Road is similar to that within Area 32, there has been a higher level of infill and development that does not reflect the characteristics of Area 32.
119	I would like to see an overlay for the whole of Beaumaris with a particular emphasis on low scale and bushy character. The character of Beaumaris is slowly being eroded by overdevelopment and unsuitable garden plantings that require lots of water.	The Study concluded that the remaining area of Beaumaris is adequately managed through vegetation controls and the existing Neighbourhood Character Policy.
	Support for modern buildings and replacement of older, outdated homes. Many consider them to look better in the streetscape.	There is also a high value placed on older buildings in the wider community. The Study does not seek to force the retention of older homes, but to ensure that new development is sympathetic to older buildings in the streetscape.

972	No's 6 and 8 Clonmore St are not shown on map.	Noted. Will alter map to ensure that labels numbers 6 and 8 are included.
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Recommendations:

- No changes are recommended to the character area boundary. Amend the map to show missing street numbers.
- No changes are recommended to the Existing Character Elements, Statement of Neighbourhood Character or Potential Threats to Character.
- It is not recommended that an NCO is applied to this area. Rather, it is recommended that the area be included in the Planning Scheme through the other implementation options for areas of moderate significance.

Submissions not related to areas

Submission 18: Bayside Ratepayers' Association Inc.

Summary of Submission

The Bayside Ratepayer's Association are strongly opposed to the introduction of additional planning controls. The group feels that the existing level of planning control is adequate and that this project is a poor use of community resources.

Consultant Response

Neighbourhood character is a subjective issue and the consultation feedback has raised a variety of opinions. While some people are opposed to this project, it was originally commissioned by Council as a result of feedback from the community indicating concern over inappropriate development.

The areas recommended for planning controls have been found to display a quality and character that is distinct in each respective context. The character of these areas is considered to be potentially under threat from inappropriate development that would be allowed to occur under the existing regulations.

Submission 25: Brighton Residents for Urban Protection

Summary of Submission

Support for the principle of neighbourhood character protection.

Support for the extent of the recommendations, consistent with the rich and diverse texture of the urban character of Brighton.

Council is to be commended for undertaking this further level of urban protection as a means of controlling development in nominated areas that if not checked will be regretted in the future.

Consultant Response

Support for overlay controls noted.

Submissions 21 and 21A: Beaumaris Conservation Society

Summary of Submission

The Beaumaris Conservation Society have offered general support for the proposal but considered that it does not go far enough in protecting the unique character of Beaumaris.

The group considers that all of Beaumaris should be considered for neighbourhood character controls. They are concerned that the review has only identified a comparatively small area of Beaumaris for neighbourhood character controls. This undermines the character value of remaining areas of Beaumaris.

The valued character is under threat from medium density and bulky single dwelling development.

Consultant Response

There were two surveys undertaken as part of Stage 2 of the Neighbourhood Character Study. It was concluded through these surveys that although there was a unique character present in Beaumaris, this was being adequately protected and enhanced through existing policy and overlays. The existing policy framework is also considered to be sufficient in providing certainty for residents and developers in Beaumaris.

Submissions 16 and 28: Deauville Estate Residents' Group

Summary of Submission

The Deauville Estate Residents' Group (DERG) believe that the Deauville Estate area of Beaumaris should be included as an area of high significance. The basis of this request is summarised as follows:

- The Estate retains the same 'park-like' feeling as it did when the estate was established.
- Upon entering the estate there is an immediate sense of a place with 'different' qualities. People walk on the road for a lack of hard surface footpaths. This allows the nature strip to extend from the curb up to the front boundaries of residences, thereby enhancing the landscape character of the area.
- The Estate boasts single dwellings set amidst a landscaped, park-like setting.
- There is now legal uncertainty related to the Restrictive Covenant which dates back to the original time of subdivision. This covenant defined and shaped the existing "unique" character of residential development in the Estate.
- There are ten residential properties fronting Beach Road within the Estate. "Beach Road has seen a proliferation of multi-unit developments over recent years... it is of note that all ten Beach Road properties in the Estate remain as single dwellings to this day".

The DERG believes that the Estate is distinctive because it is "one of the few low-density residential areas remaining in Bayside, let alone Beaumaris". It is characterised by single detached dwellings on large allotments with well developed garden settings and large native and non-native trees. New development has resulted in a variation in style and design while still retaining the distinguished detached dwelling character of the neighbourhood.

Consultant Response

Deauville Estate was the subject of two surveys for the Study. The following summarises the findings of these surveys:

- There is a sense of uniqueness within the Estate due largely to the characteristics of the public domain, including the lack of footpaths and the meandering streets.
- There are a number of dwellings that remain from the original subdivision of the area however there is also a substantial presence of dwellings across almost all eras since the 1940s.
- The Estate consists of almost all single dwellings on large allotments.
- Front fences vary and there are a number of medium and high front fences throughout the Estate.
- Front setbacks are generally large, allowing for well-established front gardens with canopy trees. This feature combines with nature strips that lack footpaths to create a landscaped character.
- Side setbacks are generally present on both sides however the distance of these varies throughout the Estate.

The Neighbourhood Character Overlay is limited to controlling aspects within the private domain. The field surveys and subsequent desktop analysis revealed that the uniqueness of the Deauville Estate is largely due to the characteristics of the public domain. The informal street trees sited on nature strips that lack footpaths do result in a 'park-like' setting.

The Study Team does not agree that the characteristics of the private domain mentioned in the DERG submission are significant within the local or wider municipal context, i.e. front gardens that 'articulate' with nature strips and built form that follows the natural contour of the land. While front gardens do contribute to the treed character of the area, front boundaries are often lined with fences that vary in height and permeability between properties. This results in a clear delineation between the private and public domain. In terms of vegetation, the existing VPO is considered to be sufficient to protect vegetation in front gardens.

Although front and side setbacks vary within the Estate, front setbacks are generally large and buildings are usually set back from both boundaries, contributing to a feeling of spaciousness. Front setbacks are currently controlled through ResCode, and the existing Precinct H7 guidelines of the Bayside Neighbourhood Character Policy encourage buildings to be set back from at least one side boundary.

It is also acknowledged that the Estate consists almost entirely of single dwellings. This is largely due to the Restrictive Covenant placed over the estate. Council should investigate the current validity and necessity of this Covenant and, if relevant, consider ways in which it could be implemented through the planning scheme.

A review of the existing Precinct H7 of the Bayside Neighbourhood Character Policy reveals that the area description and guidelines could be amended to make particular reference to the Deauville Estate, particularly in terms of dwelling siting. Guidelines could also be added to Precinct H7 to address the design of two dwellings on a lot within the Estate and the need for any future proposals to appear as single dwellings on a lot while respecting the existing character of the precinct.