

Neighbourhood Character Policy (Precinct H1)

Preferred Future Character Statement

The diverse dwelling styles are set within well-vegetated streetscapes dominated by large native and exotic canopy trees within the public and private domains. Tree and other vegetation species reflect the coastal location of the area. The dwellings are set within spacious gardens to accommodate the trees. Streetscapes appear as a mixture of single and double storey dwellings, however individual buildings respect adjoining dwellings and do not dominate the streetscape. Low or open style front fences are usually provided, in order to retain the openness of the front garden to the street.

Precinct Guidelines

Objectives	Design Responses	Avoid	Comments
<i>To maintain and enhance the garden settings of the dwellings.</i>	<ul style="list-style-type: none"> • <i>Prepare a landscape plan to accompany all applications for new dwellings, that utilises appropriate traditional coastal and native species</i> 	<i>Lack of landscaping and substantial vegetation.</i>	A schematic landscape plan has been prepared to accompany the application, which nominates appropriate replacement planting of traditional coastal and native species.
<i>To enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.</i>	<ul style="list-style-type: none"> • <i>Retain established large trees and native and traditional coastal vegetation and provide for the planting of new native coastal trees (locate footings outside root zone).</i> 	<i>Removal of large canopy trees.</i> <i>Planting of environmental weeds.</i>	<p>The proposed site layout plan demonstrates there are sufficient areas of open space in which to include canopy plantings.</p> <p>The proposed setbacks to the built form will ensure sufficient opportunities for deep soil plantings.</p> <p>The proposed landscaping design response continues to maintain and enhance the landscape character of the area.</p>
<i>To maintain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the</i>	<ul style="list-style-type: none"> • <i>Buildings should be sited to allow space for the planting of significant trees and shrubs.</i> • <i>Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation.</i> 	<i>Lack of front garden space.</i>	Adequate visual separation and space within the front setback is provided to promote landscaping opportunities across the site. Articulation along the sides to these facades offer visual interest and work to alleviate any perception of visual bulk

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<i>retention and planting of vegetation.</i>	<ul style="list-style-type: none"> • <i>Minimise impervious surfaces particularly in front garden areas.</i> 		<p>when viewed from public vantage points and adjoining dwellings.</p> <p>The recessed upper level ensures the built form presents as a recessed first floor and sits comfortably with the streetscape. The modularisation of the front façade maintains the street rhythm.</p>
<i>To minimise the loss of front garden space and the dominance of car parking structures.</i>	<ul style="list-style-type: none"> • <i>Locate garages and carports behind the line of the dwelling.</i> 	<i>Car parking structures that dominate the facade or view of the dwelling.</i>	Each dwelling is proposed to have a double garage, sufficiently setback so as not to dominate the streetscape.
<i>To ensure that new dwellings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> • <i>Recess upper storey elements from the front façade.</i> • <i>Use pitched roof forms.</i> 		<p>The proposal offers a contemporary form, responsive to the mix of old and modern architectural styles featured in the area. The recessing of the upper storey will ensure the building does not unreasonably dominate the streetscape.</p>
<i>To use building materials and finishes that complement the natural setting.</i>	<ul style="list-style-type: none"> • <i>Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.</i> 	<i>Period reproduction styles and detailing.</i>	The combination of materials compliments the immediate surrounds, and allows the resulting building to integrate with the existing and emerging character.
<i>To maintain the openness of the front garden to the street</i>	<ul style="list-style-type: none"> • <i>Provide open style front fences, other than along heavily trafficked roads.</i> 	<i>High, solid front fencing.</i>	No front fence is proposed.