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P R E C I N C T



BAYSIDE CITY COUNCIL

NEIGHBOURHOOD CHARACTER REVIEW

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



ABOUT THE REVIEW

The Bayside Neighbourhood Character Review builds on several studies completed with community input in recent years for Bayside, including Amendment C2 to the Bayside Planning Scheme. The Review documents and defines the particular characteristics of each residential area of the City that make it distinctive and valued by the local community.

The aim of the Review is to develop guidelines and controls to ensure residential development respects and enhances the neighbourhood character of the area.

The neighbourhood character of Bayside ranges from compact Victorian era dwellings, to highly visible coastal buildings, to bush lots where buildings are subservient to the landscape. The Review describes the distinctive characteristics and the future preferred character of each part of the City, using words and pictures.

The guidelines and policy are to be used in formulating and assessing development proposals where a planning approval or variation (report and consent) to siting under the Building Regulations is required. The Review recommends planning controls

where these are considered a necessary adjunct to the guidelines and policy.

The Review defines a total of 27 character precincts within the City. These areas were defined mainly on the basis of the relationship of the buildings to the streetscape and the broader landscape, and consistent era and style of development.

The Precincts are shown on the map overleaf, and include only the residentially zoned land within each. Properties within Heritage Overlays are also excluded from the Character precincts, as separate policy applies to these areas.

The Character Precinct brochures provide guidelines for the design of new dwellings (including medium density housing), and dwelling extensions where a planning or building permit is required, to ensure that proposals assist in achieving the preferred neighbourhood character for the area.

The Bayside Planning Scheme provides other Policy and Guidelines that must also be considered. Contact the Council's Planning Department for further information.

Phone 9599 4444 for further information.

HOW TO USE THE CHARACTER PRECINCT BROCHURES

A Brochure has been published for each Character Precinct identified in the Neighbourhood Character Review.

A summary of the contents of the Brochures follows:

Description is a summary of the elements of the Precinct that make it different or distinctive.

Valued Characteristics is a dot point list of key elements of the existing neighbourhood character, covering aspects such as vegetation density and type, era and style of development, setbacks, front fence style and notable public domain treatments such as street trees and kerb materials.

Preferred Future Character is a statement describing the desired appearance of the Precinct in the future. It is followed by a list of the key components in achieving that preferred future. These are reflected in the Precinct Guidelines.

Issues / Threats to the achievement of the preferred neighbourhood character are also listed.

Precinct Guidelines

The Precinct Guidelines are presented as a table of Objectives, Design Responses and 'Avoid' statements for each listed Character Element. The columns of the table are explained below:

Character Elements include relevant aspects of the neighbourhood character such as vegetation, siting, height and form and front boundary treatment.

Objectives state the intention and desired outcome for that character element.

Design Responses are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

Avoid statements specify inappropriate design responses.

Illustrations demonstrate the Design Response or Avoid statements.

DESCRIPTION

This precinct, divided by the Nepean Highway and including Downes Ave to the west, is unique for its concentration of Edwardian, Federation and California Bungalow era dwellings. There is a consistency within the streetscapes due to the regular front and side setbacks, and pitched roof forms. Dwelling front facades often contain a mix of materials such as brick, timber and render with red terracotta roofs. Within a streetscape, there is often consistency in the materials used.

The detached dwellings are generally single storey with detailed and articulated facades and rooflines. Gardens are established with predominantly exotic plantings including shrubs and medium sized canopy trees. In some streets the tree planting provides a strong unifying element for the area. Meyer Crt has characteristics similar to the remainder of this precinct, although the architectural style is consistently low scale, brick 1950s era dwellings, with open frontages.

VALUED CHARACTERISTICS

- Architecture consists of low scale Edwardian, Federation and California Bungalow styles that offer articulated facades and rooflines. Meyer Ct is a consistent area of 1950s dwellings.
- Materials are brick or timber or a mix with tile roofing.
- Front setbacks are generally 6-7m.
- Side setbacks generally 1m on one side and 3-4m on the other (may consist of a garage or carport to the boundary).
- Topography is undulating.
- Gardens are simple or established predominantly exotic species with garden beds, lawn and some canopy trees.
- Street trees are mixed species of regular spacing and sizes.
- Some roads are sealed with bluestone kerbs.
- Large verges along North Road.

PREFERRED FUTURE CHARACTER

The area retains a predominance of pre World War II (WWII) dwellings, and in Meyer Crt, 1950s brick dwellings. The new pitched roof dwellings sit within established, largely exotic gardens and respect the older dwellings while not replicating these styles. Dwellings are well articulated in plan and elevation, use simple detailing and contain a variety of materials within the front façade. They are also low in scale and do not dominate the streetscape. Space for the planting of vegetation is 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 are open in style and appropriate to the era of the dwelling. In Meyer Crt front fences are not provided.

The preferred character will be achieved by:

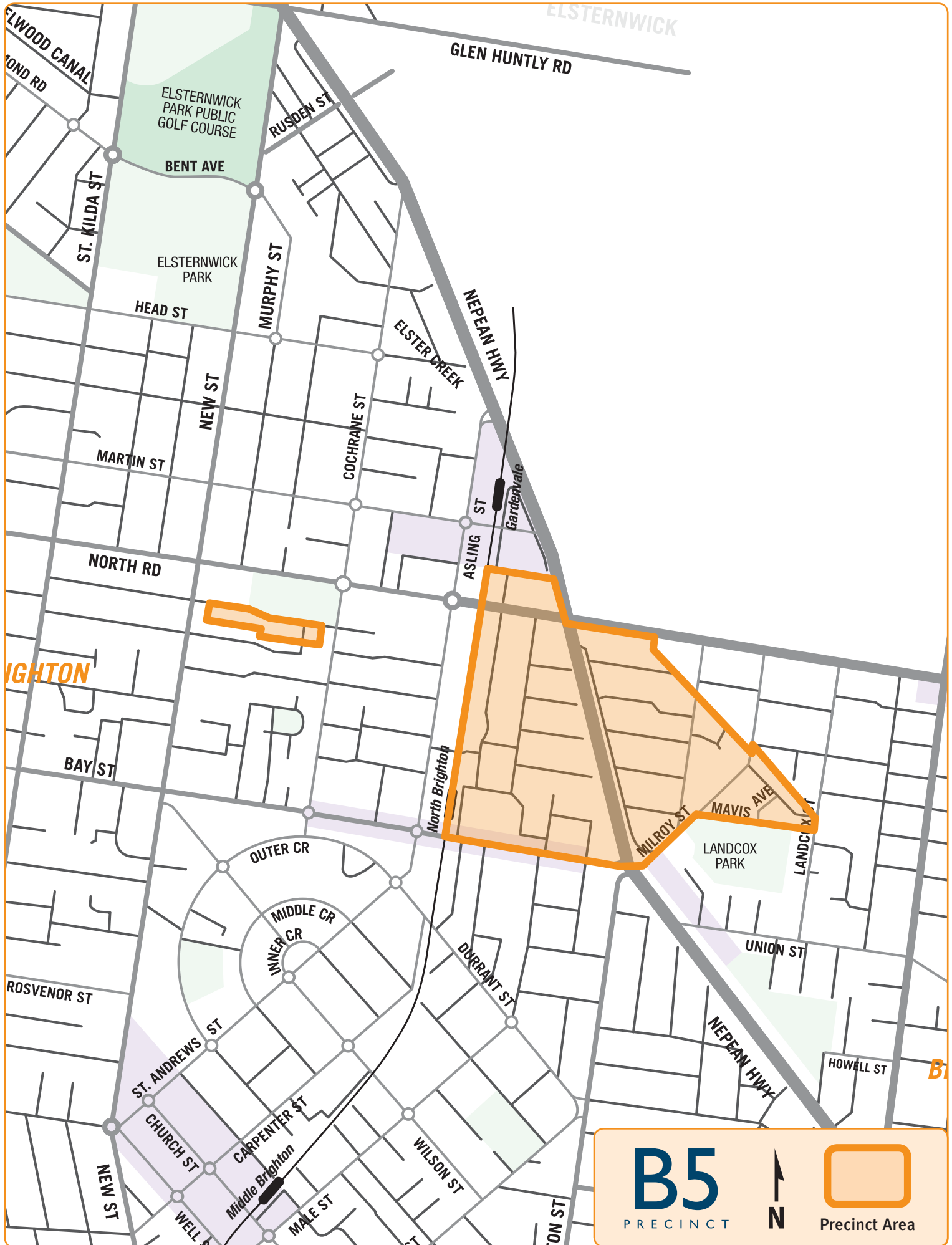
- Encouraging the retention of pre WWII dwellings, and 1950s dwellings in Meyer Crt;
- Encouraging the retention and planting of trees and landscaped dwellings;


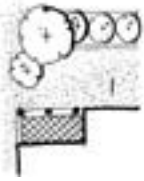
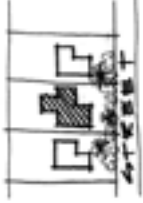
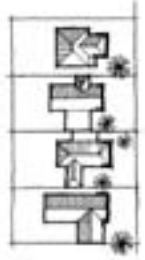
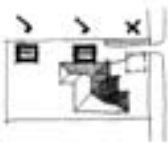
- Ensuring buildings are set back from front and side boundaries to provide space for garden planting;
- Ensuring new development respects the predominant building scale and forms of the streetscape;
- Ensuring that new dwellings are articulated and extensions are setback from the front façade of the dwelling;
- Ensuring that new car parking structures do not dominate the streetscape; and
- Ensuring front fences are open in style and appropriate to the building era, other than Meyer Crt where no or low brick front fences are provided.

Issues / Threats

- Large, poorly articulated dwellings.
- Boundary to boundary development.
- Period reproduction styles and detailing.
- Dominant car parking facilities.

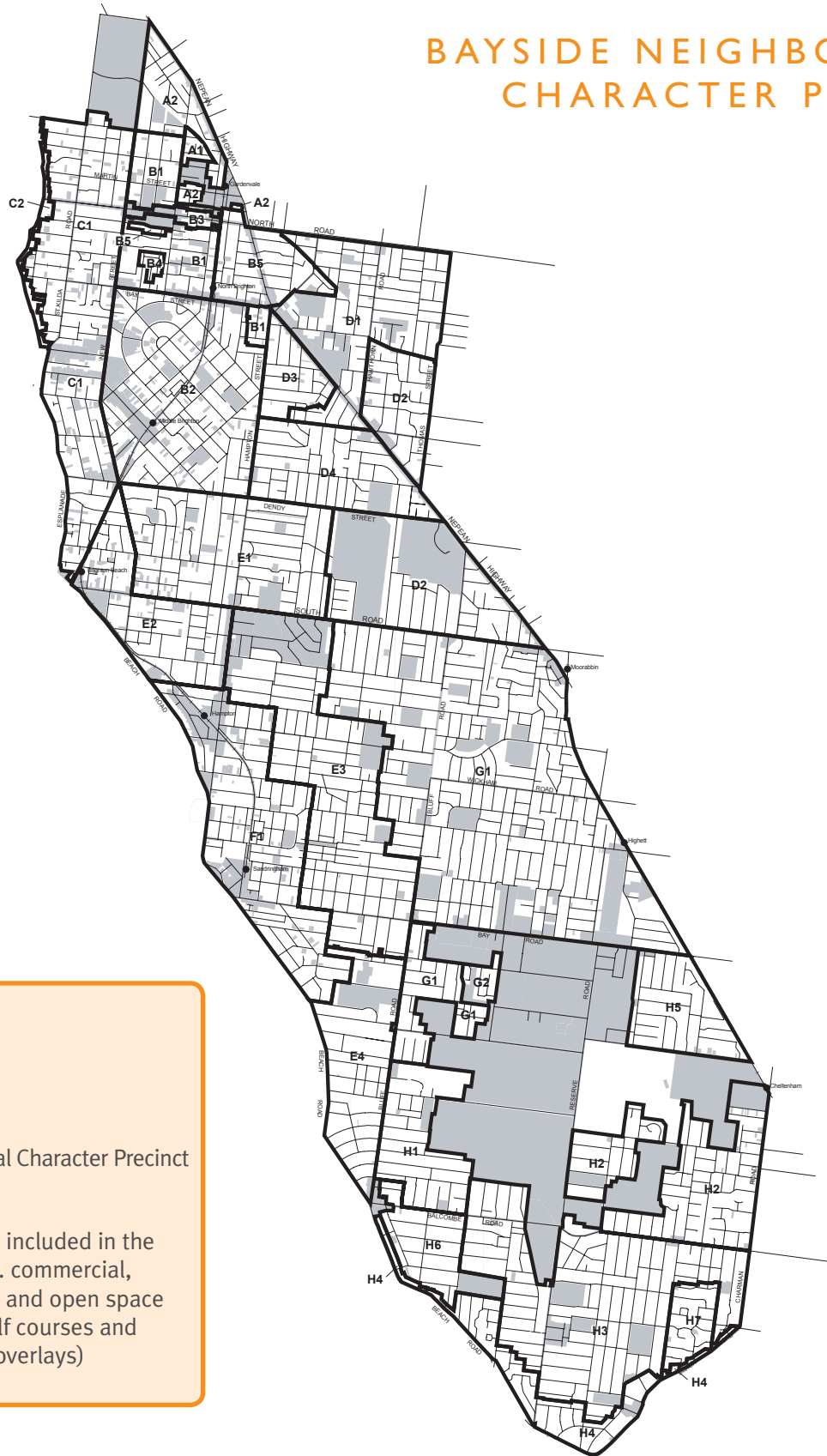
PRECINCT MAP



Character Element	Objective	Design Response	Avoid	Illustration
Existing Buildings	To encourage the retention of dwellings that contribute to the valued character of the Precinct in the design of development proposals.	<ul style="list-style-type: none"> Attempt to retain wherever possible intact and good condition dwellings that contribute to the valued character of the Precinct in designing new development. Alterations and extensions should retain the front of these dwellings and be appropriate to the building era. 	Demolition of dwellings that contribute to the valued character of the Precinct.	
Vegetation	To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	Lack of landscaping and substantial vegetation.	
Siting	To provide adequate space for front gardens.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of trees and shrubs. 	Loss of front garden space.	
	To maintain the rhythm of spacious visual separation between buildings.	<ul style="list-style-type: none"> Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 		
	To minimise the loss of front garden spaces and the dominance of car parking structures.	<ul style="list-style-type: none"> Locate garages and carports behind the line of the dwelling. Provide only one single width driveway crossover per typical site frontage. Minimise paving in front garden areas including driveways. 	Car parking structures that dominate the façade or view of the dwelling. Front setbacks dominated by impervious surfaces.	

Character Element	Objective	Design Response	Avoid	Illustration
Building Height and Form	To ensure that buildings and extensions do not visually dominate the streetscape.	<ul style="list-style-type: none"> • Recess upper level elements from the front façade. 		
	To encourage modern and contemporary architectural responses to surrounding dominant building forms.	<ul style="list-style-type: none"> • Adopt, adapt or re-interpret existing building forms (eg. Façade proportions and articulation, roof forms and plan forms) without copying period design details. 	<p><i>Reproduction of historic building styles.</i></p>	
	To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> • Where adjoining an identified heritage building, respect the height, building forms, siting and materials of the heritage building/s in the new building design. 	<p><i>Buildings that dominate heritage buildings by height, siting or building massing.</i></p>	
Materials and Design Detail	To use a variety of building materials and finishes that reflect those in the streetscape.	<ul style="list-style-type: none"> • Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design. • Roof materials should generally be terracotta, red black or subdued coloured tiles or similar. • Use simple building details. 	<p><i>Exclusive use of one material on external wall surfaces.</i></p> <p><i>Period reproduction detailing.</i></p>	
Front Boundary Treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> • Provide open style front fences, other than along heavily trafficked roads. • Front fence style should be appropriate to the building era. 	<p><i>High, solid front fencing.</i></p>	

BAYSIDE NEIGHBOURHOOD CHARACTER PRECINCTS



Legend

A1 Residential Character Precinct

Areas not included in the study (i.e. commercial, industrial and open space areas, golf courses and heritage overlays)

Bayside City Council has taken great care in producing the Neighbourhood Character Review maps, however in some cases the boundary for a precinct may be unclear and for this Council apologises. If you are unclear about which precinct your property is in or would like more information about Neighbourhood Character, please contact Council on 9599 4444.

Bayside City Council

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