**21.06**
01/12/2016
C129

## BUILT ENVIRONMENT AND HERITAGE

This Clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

**21.06-1**
09/05/2013
C100

### Character and Identity

#### Overview

Bayside is predominantly residential and defined by the character of its residential areas. Bayside is renowned for its 'village' environment with distinct community precincts along the foreshore and based on local shopping centres. Bayside is characterised by low density and low rise residential suburbs, which have ample outdoor living space with predominantly tree lined streets, premium real estate and historic homes, much of it in a seaside setting.

Housing styles vary from fine examples of grand period homes to older villas, modern architect designed homes and public housing. The style and density of housing has enabled the establishment of private gardens that have matured and now dominate streetscapes.

These features of the character of Bayside's residential areas are valued by the community and are intended to be retained and enhanced as the preferred character in most areas.

Bayside is experiencing increasing development pressure due to its attractiveness as a place to live, its coastal location and its accessibility to Melbourne. In-fill development in recent years has transformed many 'quarter acre blocks' to medium density housing or larger single dwellings, which has often resulted in the loss of mature gardens and landscaping, impacting on the character and environmental values of Bayside's residential areas.

The coastal foreshore with associated beaches, cliffs and cliff tops, coastal landscape and coastal vegetation is also a major contributor to the character of the municipality and is one of Bayside's most highly valued features.

The golf courses which cover large tracts of land also have intrinsic value and contribute to the surrounding areas and the character of Bayside.

**21.06-1.1**
26/05/2011
C99

### Residential Areas

#### Key Issues

- The community place high value on residential character and the environment, particularly vegetation.

- There is a need to provide certainty in relation to the preferred future character for residential areas.

- Development pressures and poorly designed and sited medium density housing and inappropriately designed new single dwellings, can erode the preferred character and quality of some residential areas.

- Development and subdivision outside of residential opportunity areas should not significantly erode the prevailing scale and density of housing.

- Habitat provided by established trees and gardens on private property is being reduced by increased medium density housing and larger scale single dwellings, thereby impacting the character and environmental values of residential areas.

- The visual amenity of main roads and streets is critical in determining the overall sense of identity and character of the City.

### Objective 1

To achieve quality design outcomes which improve the image of land use and development in Bayside and contribute to a sense of place appropriate to Bayside's character and maintains, strengthens and enhances local character.

### Strategies

- Protect and enhance the quality and local character of the built and natural environment, including leafy streetscapes.
- Ensure that development and subdivision of land in the residential areas of the municipality contribute to preferred future neighbourhood character.
- Ensure that safety and security remain key elements in how development responds to the streetscape.
- Ensure that redevelopment and subdivision outside residential opportunity areas does not significantly erode the prevailing scale and density of housing.

### Objective 2

To facilitate quality design outcomes which make a positive contribution to the character of residential areas.

### Strategies

- Ensure that new medium density housing is designed to be site responsive and respectful of its surroundings.

### Objective 3

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

### Strategies

- Ensure development and subdivision responds to neighbourhood character.

**21.06-1.2**
**09/05/2013**
**C100**

### Activity Centres

### Key Issues

- Ensuring sufficient land is provided within activity centres for future retail and commercial development.
- The viability of Activity Centres is strongly linked to the functionality and physical appearance of buildings and streetscape.
- Facilitating commercial and housing development within activity centres in a manner which supports the vision for the centre and avoids conflict with surrounding land uses.
- Road crossings and buildings entries need to be designed to meet the needs of the community, particularly those members with limited mobility.

### Objective 1

To achieve high quality built form and public realm design that conserves and enhances valued urban character and heritage places.

### Strategies

- Require a neighbourhood and site description and a design response for all new buildings and façade alterations and additions.

- Conserve and restore Victorian-era buildings, buildings of architectural significance and buildings identified as having heritage significance.

- Ensure new development is compatible with the vision for the centre and avoids materially altering the scale of the centre.

- Maintain and enhance the traditional, fine grain streetscape rhythm and building scale of activity centres.

- Enhance the 'village' focus of neighbourhood Activity Centres.

- Ensure that the interface between Activity Centres and adjacent residential areas is appropriate in terms of built form and amenity.

- Ensure appropriate, good quality signage compatible with the style of buildings and the streetscape.

- Promote the incorporation of art in public places and creative advertising in appropriate locations.

- Encourage underground cabling, cable bundling or co-location of services and telecommunications infrastructure.

### Objective 2

To provide vibrant, attractive pedestrian environments that are safe and accessible for people with all levels of mobility.

### Strategies

- Ensure that new buildings and streetscape works are designed to enhance the public realm and promote safety and access.

- Encourage building design which provides visual surveillance of streets and public spaces.

- Ensure that safety and security remain key elements in determining streetscape design.

- Maintain safety and security through lighting of pedestrian areas used at night, the location and height of planting, the orientation of buildings and type of fencing.

- Consider the mobility of all community members in the design of the streetscape, particularly those using motorised scooters for disabled use, wheel chairs and prams.

### Objective 3

To protect the amenity of dwellings within and adjacent to activity centres.

**Strategies**

- Ensure that buildings are designed to provide a transition in built form at the interface between business and residential precincts.

- Ensure that commercial buildings at the interface between business and residential precincts are designed to respect the amenity of existing residential uses, particularly in relation to noise generating uses and equipment.

- Ensure that buildings and accessways are located and designed to protect significant street trees.

- Maintain the spacious, low scale landscaped character of residential precincts, with residential buildings set back within vegetated front gardens and streetscapes.

**21.06-1.3**
**26/05/2011**
**C99**

### Gateways

**Key Issues**

- The City's gateways require special treatment in recognition of their impact on first impressions and the image they project of the City.

**Objective**

To improve the character and amenity of gateways through to roads and streets in Bayside.

**Strategies**

- Enhance the scenic and landscape qualities of main roads.

- Improve urban design and landscaping adjacent to main roads.

- Ensure appropriate, good quality signage compatible with the style of buildings and the streetscape.

- Integrate urban design principles into infrastructure design and streetscape improvements.

- Provide a sense of arrival at 'gateways' to the City.

**21.06-1.4**
**01/12/2016**
**C129**

### Coastal Design

**Key Issues**

- Much of the character and appeal of Bayside is attributed to the foreshore and its assets including the beach, bushland, cliffs, coastal landscape and scenery as well as the native flora and fauna.

- Views of the Bay are critical in relation to the public benefit derived from the coast.

- Beach Road and The Esplanade are scenic routes and there is a need to ensure that built form addresses these routes.

- Inappropriate development and overshadowing have an adverse impact on the character of the coast, including vistas, landform and activities.

- The foreshore has strong ties and similarities with abutting properties and much of the hinterland.

- Views of the coast along the Esplanade/Beach Road can be impacted upon by changes in topography and curvature of the road.

### Objective

To strengthen and reinforce the role of Beach Road/The Esplanade as a scenic boulevard.

### Strategies

- Ensure that developments abutting Beach Road/The Esplanade complement the foreshore environment and reinforce their scenic boulevard role.

- Ensure a consistent approach to the design of Beach Road/The Esplanade infrastructure.

- Provide a sense of arrival at main foreshore intersections along Beach Road.

- Facilitate safe movement of vehicles, pedestrians, cyclists and other users along Beach Road/The Esplanade and related paths.

- Improve the management of urban design and landscaping adjacent to Beach Road/Esplanade.

- Enhance the scenic and landscape qualities of the Beach Road/Esplanade.

- Protect areas where a high value of natural environment is a dominant attribute of the foreshore.

- Identify and protect key public viewing points along the foreshore.

**21.06-2**
**09/05/2013**
**C100**

### Sustainability

#### Key Issues

- Achieving a more sustainable urban built form by reducing greenhouse gas emissions and car dependence.

- Ecological and environmental sustainability in relation to development and natural resource management benefits current and future generations.

- Sustainable development incorporates the principles of integrated water management.

### Objective

To enhance the sustainability of the built environment.

### Strategies

- Require development to demonstrate best practice Environmentally Sustainable Design.

Development as a minimum should:

- Be energy and water efficient: including considering solar access and utilising sustainable energy and construction techniques;

- Allow for adaptive re-use in the future;

- Maximise retention of existing vegetation;

- Utilise landscape design to assist in passive solar heating and cooling;

- Make use of buildings and materials with minimal environmental impact, such as recycled materials and re-use of existing buildings;

- Incorporate water sensitive urban design techniques; and

- Include communal open space areas in larger residential developments.

- Encourage the use of environmental management plans and green travel plans for larger development proposals to encourage more innovative solutions for achieving Environmentally Sustainable Design.

**21.06-3**
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## Heritage

### Overview

Bayside has a rich and varied heritage, starting with the Bunurong Aboriginals and later European settlement through to the twenty first century.

Given the history of Bayside, the municipality has a high proportion of sites and buildings which are recognised as being of State, Regional and Local heritage and archaeological significance. Sites range from aboriginal archaeological sites and the internationally recognised Beaumaris cliffs fossil site, to the shipwreck of the HMVS Cerberus and a range of historic buildings including Billilla, Kamesburgh, Black Rock House and the Brighton bathing boxes, as well as a number of significant trees.

### Key Issues

- A number of buildings identified in heritage studies have been demolished and there is increasing concern that the City's heritage is under serious threat.

- The protection of heritage buildings for present and future generations requires the implementation of effective planning controls.

- There is a need for clear design guidelines for new development adjacent to heritage buildings or within heritage precincts.

- Restrictions on the use of some heritage buildings are undermining their cultural significance.

- There is a need for Aboriginal heritage places along the foreshore to be identified and protected.

### Objective 1

To protect and enhance the City's buildings, trees and structures of cultural significance for present and future generations.

### Strategies

- Recognise the cultural significance of important 'heritage' buildings, sites and precincts.

- Recognise the varying degrees to which individual buildings contribute to the significance of a heritage area.

- Encourage restoration of heritage buildings, sympathetic alterations/additions and contemporary infill development that is in harmony with characteristics of the area and appropriate street treatment/fencing.

**Objective 2**

To facilitate a use that would otherwise be prohibited where the nature and built form of the heritage place requires a greater range of options.

**Strategies**

▪ Ensure that the non-conforming use of buildings of heritage significance does not adversely affect the amenity of the area.

**Implementation**

The strategies contained in this clause will be implemented through the planning scheme through the following:-

**Policy guidelines**

**Residential Areas**

▪ Apply the Neighbourhood Character local planning policy, Clause 22.06, the findings of the Bayside Neighbourhood Character Review and the Highett Neighbourhood Character Review to ensure new development respects and enhances the preferred future character of residential areas.

▪ Implement the recommendations of adopted urban character studies for residential locations to protect and enhance Bayside's residential amenity.

**Activity Centres**

▪ Use local policy to ensure new housing in and around Activity Centres is consistent with urban design performance standards.

▪ Provide detailed guidance on the development of the Activity Centres in a Local Area Plan contained in Clause 21.11 where available.

▪ Implement the recommendations of adopted urban character studies for Activity Centres to protect and enhance Bayside's residential character.

**Bayside Business Employment Area**

▪ Provide detailed guidance on the development of the Bayside Business Employment Area in a Local Area Plan contained in Clause 21.11.

▪ Use local planning policy to guide the built form and landscape design of development within the Bayside Business Employment Area (Business Employment Area Policy, Clause 22.05.

**Coastal Design**

▪ Implement the Bayside Coastal Management Plan 2014

**Tourism**

▪ Use the Bayside Coastal Management Plan 2014 to guide use and development along Beach Road/The Esplanade.

### Sustainability

- Implement Sustainable Design Assessment in the Planning Process (SDAPP) on a voluntary basis to developments for residential, commercial, industrial and mixed use developments that require a planning permit.

- Implement the Water Sensitive Urban Design (Stormwater Management) Policy (Clause 22.10) in considering relevant applications.

### Heritage

- Use local policy to guide decisions about conservation, demolition and adaptation of heritage places (Heritage Policy, Clause 22.06)

### Application of zones and overlays

### Residential Areas

- Apply the Design and Development Overlay to facilitate the protection of the residential environs.

- Apply the Development Plan Overlay to large new residential developments to manage the form of development.

- Apply the Neighbourhood Character Overlay or the Design and Development Overlay to areas of significant neighbourhood character.

- Apply the Significant Landscape Overlay to residential areas of landscape significance.

- Apply the Neighbourhood Character Overlay to two areas of Highett formerly zoned industrial and now zoned for residential purposes.

### Activity Centres

- Apply Design and Development Overlays to Major Activity Centres to facilitate high quality urban design and built form.

- Apply the Design and Development Overlay to the Beaumaris Concourse Activity Centre in order to guide the built form of development in the centre.

- Apply the Design and Development Overlay to the Highett Neighbourhood Activity Centre to restrict the height of commercial properties to three storeys.

### Coastal Design

- Apply the Design and Development Overlay to protect and enhance the built form and landscapes within the coastal hinterland and residential environs and views from Port Phillip Bay.

- Apply the Design and Development Overlay to protect and enhance the foreshore environment.

### Heritage

- Apply the Heritage Overlay to preserve buildings, structures and natural features identified as having cultural significance.

**Further strategic work**

**Residential Areas**

- Identify areas of significant urban character which have limited capacity for higher density development.

- Assess the feasibility of tree controls over front setback areas to retain and enhance residential character.

- Investigate the need for options for medium density housing provisions.

**Activity Centres**

- Prepare design and development guidelines for Activity Centres.

- Develop a Bayside signature in keeping with its identity as a seaside location.

**Bayside Business Employment Area**

- Prepare an urban design strategy for the streets and public places throughout the area and its surrounds.

- Prepare design and development guidelines for private development in the area.

**Coastal Design**

- Identify and protect key public coastal viewing points.

- Develop a Precinct Master Plan that defines the key character elements of the foreshore in each precinct and provides for their protection.

- Prepare and implement a planting and landscaping renewal program to maintain foreshore landscape character.

- Develop a local character based design policy for new buildings and infrastructure on the foreshore.

- Prepare and implement building and infrastructure guidelines for the Bayside foreshore area, which includes sustainable design principles.

- Conduct research into Aboriginal Heritage places and activities on the foreshore and protect significant sites.

**Tourism**

- Develop a Bayside Tourism Strategy.

**Sustainability**

- Prepare an Environment Sustainability Strategy aimed at identifying ways to achieve more sustainable development outcomes within the municipality.

**Heritage**

- Identify buildings of heritage significance that would benefit from allowing a use that is otherwise prohibited in the zone.

- Prepare design guidelines for restoration of and extensions to heritage buildings, new infill development, street treatment and fencing.

- Identify and protect sites of Aboriginal Heritage along the coast.

## Reference Documents

### Residential Areas

The Bayside Urban Character Report, Ratio Consultants, December 1999.

Bayside Height Control Study, Hansen Partnership, March 2000.

Bayside Neighbourhood Character Review, Planisphere, August 2004.

Bayside Neighbourhood Character Review Precinct Brochures, Planisphere, 30 March 2006.

Bayside Neighbourhood Character Review – Stage 2 Final Report, Planisphere, July 2008 (Revised August 2011).

City of Bayside Highett Neighbourhood Character Review, Planisphere, March 2011.

Vegetation Character Assessment report, City of Bayside, John Patrick and Associates 1999.

### Activity Centres

Sandringham Village – Final Structure Plan (November 2006)

Bay Street Centre – Final Structure Plan (November 2006)

Church Street Centre – Final Structure Plan (November 2006)

Hampton Street Centre – Final Structure Plan (November 2006)

Sandringham Urban Village Strategy, August 2007

Hampton Shopping Centre Strategy Plan 1994

Beaumaris Concourse Structure Plan, February 2005

Highett Structure Plan, 2004

Outline Development Plan for the Martin Street Commercial Activity Centre

The Black Rock Village Business Strategy, 1994

### Bayside Business Employment Area

Bayside Industrial Area Strategy 2004

Construction Techniques for Sediment Control, EPA 1991

Bay Road Heathland Master Plan.

Flora and Fauna Assessment of CSIRO Land, Highett, Victoria, 2004

Graham Road, Highett:  Traffic Management Plan, 2004

Digital River – Digital Building Telecommunications Access Guideline, 2002

### Coastal Design

Bayside Coastal Management Plan 2014

Bayside Cultural Plan, 1998

### Tourism

Bayside Coastal Management Plan 2014

Bayside Cultural Plan, 1998

### Heritage

City of Brighton Urban Character and Conservation Study, 1986

City of Sandringham Heritage and Conservation Study, 1989

City of Brighton Heritage Review, February 1999

City of Bayside Heritage Review (Revision 1), 2003

City of Brighton Review of Heritage Precincts

City of Bayside Heritage Review: Brighton Town Hall Precinct (June 2013)

Heritage Review 'Greenfield' ('Tullavin'), 453 New Street, Brighton, David Helms Heritage Planning (April 2014)

Heritage Review Lindsay House, 9 Boxhall Street Brighton, David Helms Heritage Planning (May 2014)

Inter-War and Post-War Heritage Study

Bayside Cultural Plan, 1998

Bayside Arts Strategy 1997

Bayside Coastal Management Plan 2014