

22.06 NEIGHBOURHOOD CHARACTER POLICY

19/06/2014
C106

This policy applies to development and works in the Neighbourhood Residential, General Residential and Mixed Use Zones shown on Map 1 forming part of this Clause.

22.06-1 Policy basis

04/07/2013
C109

This policy:

- assists in achieving the objectives of Clauses 11 Settlement – Objective 3), Clause 12 (Environment and Landscape Values – Objectives 1 and 2) and Clause 15 (Built Environment and Heritage – Objectives 1, 2 and 5) of the State Planning Policy Framework;
- applies the objectives of Clause 15.01 (Urban Environment) of the State Planning Policy Framework to local circumstances;
- builds on the objectives of Clause 21.06-1.1 (Built Environment and Heritage) of the Local Planning Policy Framework;
- implements the findings of the *Bayside Neighbourhood Character Review 2004*, that identifies the key valued characteristics and preferred future character of the City’s residential areas;
- implements the findings of the *Bayside Neighbourhood Character Review - Stage 2, July 2008 (Revised August 2011)*, that identifies areas of significant neighbourhood character where particular design issues should be taken into consideration;
- implements the findings of the *City of Bayside Highett Neighbourhood Review, March 2011* that identifies key valued characteristics and preferred future character for two areas in Highett formerly zoned industrial and now zoned residential; and
- provides design guidance to ensure that development and, where relevant, works, respond to the preferred future character of residential areas.

Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Bayside. These elements include topography, vegetation, building form, scale, siting, materials and front fencing. The *Bayside Neighbourhood Character Review 2004* defines residential precincts based on the delineation of areas of similar character elements (as shown on Map 1 forming part of this Clause). In addition, the *Bayside Neighbourhood Character Review - Stage 2, July 2008(Revised August 2011)* identifies more specific areas of neighbourhood character significance that are reflected in the preferred future character of relevant precincts (also indicated on Map 1 forming part of this Clause).

This policy includes Objectives and Design Responses for ensuring that development is responsive to the key characteristics that make up the preferred future character of each precinct. Proposals that meet the Design Responses are also considered to meet the related Design Objectives.

22.06-2 Objectives

05/04/2012
C80

- To ensure that development is responsive to the preferred future character of the area.
- To retain and enhance the identified elements that contribute to the character of the area.
- To implement the recommendations of the *Bayside Neighbourhood Character Review 2004* and the *Bayside Neighbourhood Character Review Stage 2, July 2008 (Revised August 2011)*.
- To recognise the need for change around activity centres while respecting the desired future character of the area.

- To recognise the need for new or additional Design Objectives and Design Responses for areas affected by structure planning outcomes and Melbourne 2030 housing objectives.

22.06-3

Policy

26/05/2011
C99

Exercising Discretion

Where a permit is required to develop or subdivide land in residential areas it is policy to take into account:

- The preferred future character and the precinct guidelines including objectives, design responses and avoid statements for each precinct as described in this policy.
- The extent to which the characteristics of the built and natural environment in the immediate vicinity of the site may determine a preferred future character that is different from that applying to the remainder of the precinct in which the site is located.
- Whether the site is located within a residential opportunity area as shown on the Strategic Framework Plan of the Municipal Strategic Statement and the extent to which this may alter the relevance of the design responses to consideration of the proposal.

22.06-4

Character Area Statements

04/07/2013
C109

Precinct A1

Preferred Future Character

The dwellings sit within established largely exotic gardens. The streetscapes contain a dominance of Inter-war era dwellings, with new dwellings that respect the older dwellings while not replicating these styles. The new dwellings are well-articulated and use simple detailing and a combination of materials. Generous front and side setbacks provide space for the planting of vegetation including large specimen trees. Car ports and garages are located behind the line of the dwelling ensuring they do not dominate the streetscape or building façade. Front fences are open in style, in order to maintain an openness to the streetscape, and appropriate to the era of the dwelling.

Missouri Avenue is an area of significant neighbourhood character.

Precinct Guidelines

Objectives	Design Responses	Avoid
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.
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.

Objectives	Design Responses	Avoid
To provide 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 spacing 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 dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> ▪ Locate garages and car ports at or behind the line of the dwelling. ▪ Minimise hard paving in front yards. ▪ Provide only one vehicular crossover per typical site frontage. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	Car parking facilities that dominate the facade or view of the dwelling.
To ensure new development respects the dominant building forms and scale of buildings in the Precinct, through the use of innovative architectural responses.	<ul style="list-style-type: none"> ▪ Articulate the form of buildings and elevations, particularly front facades. ▪ Recess upper storey elements from the front façade. ▪ Use low pitched roof forms, with eaves. 	Large buildings with poorly articulated facades.
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. 	Buildings that dominate heritage buildings by height, siting or massing.
To reflect the building materials in locations where there is particular consistency.	<ul style="list-style-type: none"> ▪ Where consistent materials are used in the streetscape, use similar tonings in the colours of new buildings. ▪ Use, as appropriate, a variety of building materials. 	Brightly coloured building materials and excessive use of render on external walls in areas of consistent brick materials.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Front fence style should be open and appropriate to the building era. ▪ Where high front fences are allowed along heavily trafficked roads, the fence should be set back to allow for buffer planting in front, or incorporate recesses for planting. 	High, solid front fencing.

Precinct A2

Preferred Future Character

The compact streetscapes continue to be dominated by 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 form a unified, fine grain subdivision pattern. The character of the area is enhanced by the use of light materials in building facades, and open style front fences that allow views to the buildings and gardens.

Several streets including Trafford Avenue, Cochrane Street, Edmanson Avenue, Ebden Street and Montrose Avenue are areas of significant neighbourhood character.

Precinct Guidelines

Objective	Design Response	Avoid
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.
To maintain and enhance the small garden settings of the dwellings.	<ul style="list-style-type: none"> Retain existing vegetation and provide for the planting of new trees and shrubs wherever possible. 	Lack of vegetation in garden spaces.
To maintain the rhythm of spacing of buildings from the front and side boundaries and provide space for front gardens.	<ul style="list-style-type: none"> Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	Loss of front garden space.
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	<ul style="list-style-type: none"> Locate garages and car ports at or behind the line of the dwelling. Provide for vehicular access from a rear laneway where possible. Where required, and where the pattern is established in the street, a single width crossover may be provided. 	<p>Dominance of crossovers and driveways.</p> <p>Car ports or garages in the front setback area.</p>
To ensure new dwellings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> Recess upper level elements from the front façade. 	Large, bulky buildings with flat, poorly articulated front wall surfaces.
To encourage contemporary architectural responses that respect surrounding dominant building styles and fine grain subdivision pattern.	<ul style="list-style-type: none"> Adopt, adapt or re-interpret existing building forms (eg. Façade proportions and articulation, roof forms, plan forms) without copying period design details. 	<p>Imitation or reproduction of historic building styles.</p> <p>Buildings lacking in façade articulation.</p>

Objective	Design Response	Avoid
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> Where adjoining an identified heritage building, new buildings should respect the height, building forms, siting and materials of the heritage building. 	Buildings that dominate heritage buildings by height, siting or massing.
To use building materials and finishes that complement the dominant pattern within the streetscape.	<ul style="list-style-type: none"> Incorporate timber or a combination of masonry and non-masonry materials where possible, and render, bag or paint large brick surfaces. 	Heavy design detailing (eg. masonry columns and piers) and excessive use of a single masonry material or render on external walls.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> Provide open style front fences appropriate to the era of the dwelling. 	High, solid front fencing.

Precinct B1

Preferred Future Character

The diverse dwelling styles, with a continued presence of pre WW2 era dwellings, and new buildings that respect, without replicating, these styles, sit within established gardens with large trees. Garages and car ports are set behind the dwelling façade so as not to dominate the streetscape. Generous side setbacks on at least one side allow vegetation to flow around the dwellings and this, along with avenue street trees and open style front fences, contributes to the green, leafy streetscapes within the area.

Precinct Guidelines

Objective	Design Response	Avoid
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 to should retain the front of these dwellings. 	Demolition of dwellings that contribute to the valued character of the Precinct.
To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> Retain large trees wherever possible. Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large canopy trees.</p>
To maintain the rhythm of spacious visual separation between buildings and provide space for front gardens.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of trees and shrubs. Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	Lack of front garden space

Objective	Design Response	Avoid
To minimise the dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> ▪ Locate garages and car ports behind the line of the dwelling. ▪ Provide vehicular access from a rear laneway where possible, while maintaining pedestrian access from the street frontage ▪ Provide a maximum of one single-width crossover per typical property frontage, where no alternative is available. 	<p>Car parking facilities that dominate the facade or view of the dwelling.</p> <p>Dominance of crossovers and driveways.</p>
To ensure new development respects the dominant buildings forms and scale of buildings in the Precinct, through the use of innovative architectural responses.	<ul style="list-style-type: none"> ▪ Recess upper storey elements from the front façade. ▪ Articulate the form of buildings and elevations, particularly front facades. 	Large bulky buildings with flat, poorly articulated wall surfaces.
To respect the identified heritage qualities of adjoining buildings.	<ul style="list-style-type: none"> ▪ Where adjoining an identified heritage building, reflect the dominant building form, height, materials and massing of the heritage building/s, of the heritage building/s in the new building design. 	Imitation or reproduction of historic building styles and detailing.
To reflect the building materials in locations where there is particular consistency.	<ul style="list-style-type: none"> ▪ Where consistent materials are used in the streetscape, use similar tonings in the colours of new buildings. 	Excessive use of render on external walls.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Provide open style front fences appropriate to the building era. 	High, solid front fencing.

Precinct B2

Preferred Future Character

The diverse dwelling styles, with a continued presence of pre WW2 dwellings, sit within established gardens with occasional tall canopy trees. Side setbacks on both sides, and the setting back of car ports/garages from the dwelling, allows for vegetation to flow around the dwellings. New buildings blend with the existing, through using 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 improves the visual connection between the dwelling and the street. Street tree planting consistency is improved to provide a unifying element to the area.

Pearson Street and Loller Street are both areas of significant neighbourhood character.

Precinct Guidelines

Objective	Design Response	Avoid
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. 	Demolition of dwellings that contribute to the valued character of the Precinct.
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.
To maintain the rhythm of spacious visual separation between buildings and provide space for front gardens.	<ul style="list-style-type: none"> ▪ Buildings should be sited to allow space for the planting of trees and shrubs. ▪ Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	Loss of front garden space.
To minimise the loss of front garden space and the dominance of car parking facilities.	<ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. ▪ Provide only one vehicular crossover per typical site frontage. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	Car parking facilities that dominate the façade or view of the dwelling.
To ensure new development respects the dominant buildings forms and scale of buildings in the Precinct, through the use of innovative architectural responses.	<ul style="list-style-type: none"> ▪ Articulate the form of buildings and elevations, particularly front facades. ▪ Recess upper storey elements from the front façade. 	Large buildings with poorly articulated facades.
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. 	Buildings that dominate heritage buildings by height, siting or massing. Imitation or reproduction of historic building styles and detailing.
To use a variety of building materials and finishes that provide visual interest 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. ▪ Use simple building details. 	Exclusive use of one material on external wall facades.

Objective	Design Response	Avoid
To improve the visual connection between the dwellings and the streetscape and encourage views to front gardens.	<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. 	High, solid fences

Precinct B3

Preferred Future Character

The dwellings are set within spacious garden settings framed by canopy trees and shrubs. Roof forms provide visual interest and facades are articulated. Buildings are set back from both side boundaries or appear to be, and the street. Open style front fences contribute to the spaciousness of the area and allow views from the street.

Precinct Guidelines

Objective	Design Response	Avoid
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. Retain large trees. 	<p>Removal of large trees.</p> <p>Lack of landscaping and substantial vegetation</p>
To provide 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 car ports behind the line of the dwelling. Provide only one vehicular crossover per typical site frontage. Minimise paving in front garden areas including driveways and crossovers. 	Car parking structures that dominate the façade or view of the dwelling.
To ensure that buildings and extensions do not visually dominate the streetscape.	<ul style="list-style-type: none"> Recess upper storey elements from the front façade. Articulate the form of buildings and elevations, particularly front facades and roofs. 	Poorly articulated building facades.
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>Buildings that dominate heritage buildings by height, siting or massing.</p> <p>Imitation or reproduction of historic building styles and detailing.</p>

Objective	Design Response	Avoid
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> Provide open style front fences, other than along heavily trafficked roads. Consider the use of vegetation as an alternative to high fences where privacy is required. 	High, solid front fencing

Precinct B4

Preferred Future Character

The double storey contemporary dwellings sit within landscaped gardens. Buildings have small setbacks from the front and side boundaries and use techniques such as articulation and a variety of materials, to provide visual interest to the streetscape. Open style front fences allow views to the buildings and gardens.

Precinct Guidelines

Objective	Design Response	Avoid
To 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 trees and shrubs. 	Lack of landscaping.
To encourage contemporary architectural responses to surrounding dominant building styles.	<ul style="list-style-type: none"> Use techniques such as articulated roof forms visible from the street and extending beyond the walls, and horizontal and vertical articulation to wall surfaces in building design. 	A predominance of period reproduction styles and detailing.
To use a variety of building materials and finishes that provide visual interest 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. 	Exclusive use of one material on external wall surfaces.
To maintain the openness of the streetscape and views to front gardens.	<ul style="list-style-type: none"> Provide open style front fences, other than along heavily trafficked roads. 	High, solid fences.

Precinct B5

Preferred Future Character

The area retains a predominance of pre WW2 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.

Downes Avenue and Meyer Court are areas of significant neighbourhood character.

Precinct Guidelines

Objective	Design Response	Avoid
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.
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.
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.
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. 	Reproduction of historic building styles.
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. 	Buildings that dominate heritage buildings by height, siting or building massing.
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. 	Exclusive use of one material on external wall surfaces. Period reproduction detailing.

Objective	Design Response	Avoid
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. 	High, solid front fencing.

Precinct C1

Preferred Future Character

The mix of dwelling styles, including a substantial presence of pre WW2 dwellings, sit within spacious gardens and do not dominate or overwhelm the streetscape. Garden plantings, and well-articulated façades and roof forms, assist in minimising the dominance of buildings from within the street space, as well as providing visual interest. Front setbacks allow planting of substantial trees and shrubs and side setbacks on both sides maintain a sense of spaciousness in the area. Trees are a mixture of exotic and natives, with an increasing frequency of traditional coastal and indigenous species, strengthening the visual connection of the area with the coast. Open style front fences retain an ability to view buildings from the street. Buildings fronting the foreshore reflect their setting and provide a visually attractive built form interface with the reserve.

Precinct Guidelines

Objective	Design Response	Avoid
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. 	Demolition of dwellings that contribute to the valued character of the Precinct.
To maintain and enhance the spacious 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.
To enhance the bayside vegetation character of the area.	<ul style="list-style-type: none"> Retain large trees and established native and traditional coastal vegetation and provide for the planting of new indigenous coastal trees where possible. 	Removal of large native and coastal trees. Planting of environmental weeds.
To retain the sense of spaciousness in the area and 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. Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	

Objective	Design Response	Avoid
To minimise the dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> ▪ Locate garages and car ports at or behind the line of the dwelling. ▪ Minimise hard paving in front yards. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	<p>Car parking facilities that dominate the facade or view of the dwelling.</p> <p>Loss of front garden space.</p>
To ensure that new buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> ▪ Recess upper level elements from the front façade. 	<p>High pitched roof forms with dormer windows.</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>Buildings that dominate heritage buildings by height, siting or massing.</p>
To encourage the use of a variety of building materials, finishes and design detail that complement the coastal setting.	<ul style="list-style-type: none"> ▪ Use a mix of materials including timber or other non-masonry wall materials in building design. ▪ Use simple building details and articulate roof forms. 	<p>Large, poorly articulated external wall surfaces of one material only.</p> <p>Heavy materials and design detailing (eg. large masonry columns and piers).</p>
To encourage the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Provide open style fencing, other than along heavily trafficked roads. 	<p>High, solid front fencing.</p>
To create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve and visible from the reserve.	<ul style="list-style-type: none"> ▪ Articulate the form of buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading. ▪ Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick. ▪ Provide a fence or landscaping treatment to delineate the property boundary fronting the foreshore reserve. ▪ Provide articulated roof forms to create an interesting skyline when viewed from the beach. 	<p>Buildings that have no relationship to the foreshore setting.</p> <p>Poorly articulated roof and building forms.</p> <p>Highly reflective materials or glazing.</p> <p>Blank walls facing the foreshore.</p> <p>Lack of distinction between public and private spaces along the foreshore.</p>

Precinct C2

Preferred Future Character

The dwellings provide a visually interesting and attractive built form interface with the foreshore reserve. There is a clear distinction between the public and private domain and dwellings may overlook the foreshore, but do not dominate the pedestrian or cyclist space. The dwelling styles reflect the coastal setting through their design, details and finishes. The planting of indigenous and other typical coastal vegetation around the dwellings creates a linkage between the private space and the foreshore reserve.

Precinct Guidelines

Objective	Design Response	Avoid
To strengthen the coastal character of the area through the appropriate planting of coastal species.	<ul style="list-style-type: none"> ▪ Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate indigenous and other coastal species. ▪ Use landscaping materials and plants within the beachside setback that contribute to the coastal character and amenity of the foreshore reserve. 	<p>Lack of landscaping and landscaping inappropriate to the coastal setting.</p> <p>Planting of environmental weeds.</p>
To encourage the spacing of buildings to allow for visual permeability of the built form and planting of vegetation.	<ul style="list-style-type: none"> ▪ Buildings should be sited to allow views between buildings and allow space for substantial vegetation, including trees and shrubs. 	<p>Dwellings that overwhelm the foreshore reserve.</p>
To minimise the dominance of car parking facilities, driveways and crossovers.	<ul style="list-style-type: none"> ▪ Locate garages and car ports at or behind the line of the dwelling. ▪ Minimise hard paving in front yards. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	<p>Car parking facilities that dominate the facade or view of the dwelling.</p>
To encourage contemporary architectural responses to the coastal location.	<ul style="list-style-type: none"> ▪ New buildings should be individually designed to respond to the characteristics of the coastal location and the site. ▪ Articulate the form of buildings and elements, particularly front facades and include elements that contribute to a lightness of structure such as balconies, verandahs, non-reflective glazing and light-transparent balustrading. 	<p>Large buildings with poorly articulated wall surfaces.</p> <p>Highly reflective materials or glazing.</p> <p>Blank walls facing the foreshore.</p>

Objective	Design Response	Avoid
To use building materials and finishes that complement the coastal setting.	<ul style="list-style-type: none"> Use a mix of materials, including masonry, timber, other non-masonry wall materials, or render, in building design. 	<p>Large areas of masonry materials or render on external wall surfaces.</p> <p>Heavy design detailing (eg. Large masonry columns and piers, solid balustrading)</p>
To ensure that the tops of buildings provide an interesting skyline.	<ul style="list-style-type: none"> Articulate the massing of roof forms. 	<p>Large, unbroken rooflines.</p> <p>High pitched or mansard roofs with dormer windows.</p>
To maintain a clear distinction between the public and private domain.	<ul style="list-style-type: none"> Provide a fence or landscaping treatment to delineate the property boundary fronting the foreshore reserve. 	<p>Lack of distinction between public and private spaces along the foreshore.</p>

Precinct D1

Preferred Future Character

The dwellings sit within established gardens that contain substantial vegetation including trees. The area retains some dwellings from the Inter war era, along with new complementary development. The spaciousness of the area is maintained by setting buildings back from both side boundaries and keeping front fences low and appropriate to the era of the dwelling. The strong horizontality of the existing dwellings is respected by recessing upper levels of new dwellings, incorporating low pitched roof forms and articulating the front facades.

Precinct Guidelines

Objective	Design Response	Avoid
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. Retain existing large trees wherever possible. Buildings should be sited to allow space for the planting of trees and shrubs. 	<p>Lack of landscaping and substantial vegetation</p> <p>Loss of front garden space.</p>
To maintain a 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. 	

Objective	Design Response	Avoid
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. Minimise paving in front garden areas including driveways and crossovers. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p> <p>Front setbacks dominated by impervious surfaces.</p>
To ensure that buildings respect the low scale, horizontal forms of the area.	<ul style="list-style-type: none"> Recess two storey elements from the front façade. Incorporate low pitched roof forms with eaves. 	
To ensure that new dwellings present an interesting façade to the streetscape.	<ul style="list-style-type: none"> Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing appropriate articulation. 	Large, bulky buildings with poorly articulated front and side wall surfaces.
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, in the new building design. 	<p>Buildings that dominate heritage buildings by height, siting or building massing.</p> <p>Period reproduction detailing.</p>
To reflect the building materials in locations where there is particular consistency.	<ul style="list-style-type: none"> Where consistent brick colours are used in the streetscape, use similar toning in the colours of new buildings. Use simple building details without replication of older styles. 	Brightly coloured external building materials in areas of consistent brick materials.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> Front fence style should be open and appropriate to the building era. 	High front fencing.

Precinct D2

Preferred Future Character

The simple, articulated dwellings sit within landscaped gardens. Buildings are occasionally built to the side boundary, however the overall impression of the streetscape is of buildings within a garden setting due to the regular front setbacks and additional tree planting within the area. New buildings blend with the existing, by following these patterns and using materials that harmonise, where brick colours are consistent in a street. Front fences are low or open retaining the openness of the streetscape and view of the front gardens. On properties that adjoin the golf course, buildings are sited and designed so as not to overwhelm the open space. Consistent street tree planting has assisted in unifying the appearance of the area.

Precinct Guidelines

Objective	Design Response	Avoid
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 vegetation. ▪ Retain existing large trees, wherever possible. ▪ Buildings should be sited to allow space for the planting of trees and shrubs. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large trees.</p> <p>Loss of front garden space</p>
To maintain the rhythm of 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 ensure that buildings do not dominate the streetscape.	<ul style="list-style-type: none"> ▪ Incorporate articulated roof forms, plan form and wall surfaces in new buildings visible from the street. ▪ Recess second storey elements from the front façade. 	Large bulky buildings with poorly articulated front or side wall surfaces.
To reflect the building materials in locations where there is a particular consistency.	<ul style="list-style-type: none"> ▪ Where consistent brick colours are present in the streetscape, use similar tonings in the colours of new buildings. 	Brightly coloured external building materials in areas of consistent brick materials.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Provide open style front fencing, other than along heavily trafficked roads. Where no front fencing predominates, use vegetation as an alternative. 	High, solid fencing.
To encourage development that responds to its location adjacent to the golf course.	<ul style="list-style-type: none"> ▪ Where development directly borders the golf course, recess upper levels from the boundary nearest the open space. 	Poorly articulated or dominating development fronting the golf course.

Precinct D3

Preferred Future Character

The dwellings sit within established gardens with occasional canopy trees. The area retains a proportion of pre WW2 dwellings, along with new complementary development. Buildings do not dominate the streetscape, with second storeys recessed from the front, simple detailing and articulated front wall facades. The frequent use of weatherboard creates a sense of lightness in the streetscapes and this is strengthened by the use of low to medium front fences of open styles.

Precinct Guidelines

Objective	Design Response	Avoid
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. 	Demolition of dwellings that contribute to the valued character of the Precinct.
To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> ▪ Prepare a landscape plan to accompany applications for new dwellings that includes substantial trees and shrubs. ▪ Buildings should be sited to allow space for the planting of trees and shrubs. 	Lack of landscaping and substantial vegetation.
To maintain the rhythm of 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 space and the dominance of car parking structures.	<ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. ▪ Minimise paving in front garden areas including driveways and crossovers. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p> <p>Front setbacks dominated by impervious surfaces.</p>
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> ▪ Recess second storey elements from front façade. ▪ Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing appropriate articulation. 	<p>Large bulky buildings with poorly articulated front wall facades.</p> <p>Period reproduction detailing.</p>
To reflect the lightness of the streetscape through the use of appropriate building materials and finishes.	<ul style="list-style-type: none"> ▪ Incorporate weatherboard or a combination of masonry and non-masonry wall materials where possible, or render or paint large brick surfaces. 	<p>Heavy design detailing. (eg. Large brick piers or columns)</p> <p>Excessive use of render on external wall surfaces.</p>
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Front fences should be open, other than along heavily trafficked roads. 	High and solid front fences.

Precinct D4

Preferred Future Character

The wide variety of dwelling styles sit within established gardens, with occasional canopy trees, and do not dominate the streetscape. The buildings are consistently set back from the front and at least one side boundary, which, combined with the open style front fencing, creates a sense of spaciousness in the streetscape. Avenues of street trees assist in unifying streetscapes.

Precinct Guidelines

Objective	Design Response	Avoid
To maintain and enhance the garden settings of the dwellings and rhythm of front boundary setbacks.	<ul style="list-style-type: none"> ▪ Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. ▪ Retain large trees wherever possible. ▪ Buildings should be sited to allow space for the planting of trees and shrubs. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large trees.</p>
To maintain the rhythm of 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 dominance of car parking structures in the streetscape.	<ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p>
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> ▪ Recess second storey elements from the front façade. ▪ Use simple building details. 	
To maintain the openness of the streetscape and the views into front gardens.	<ul style="list-style-type: none"> ▪ Front fences should be open style, other than along heavily trafficked roads. 	<p>High, solid front fences.</p>

Precinct E1

Preferred Future Character

The well articulated dwellings with roof eaves are set within spacious landscaped grounds. In some streetscapes, there is a continued presence of pre WW2 era dwellings, with complementary new development. Dwellings do not dominate the streetscape and vegetation appears to wrap around the buildings. The sense of spaciousness is retained by the dwellings being set back from front and side boundaries, which also provides space for garden planting. Buildings incorporate a variety of materials or design details providing visual interest within the streetscape.

Precinct Guidelines

Objective	Design Response	Avoid
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 the design of new development. ▪ Alterations and extensions should retain the front of these dwellings. 	Demolition of dwellings that contribute to the valued character of the Precinct.
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. ▪ Retain large trees and provide for additional trees wherever possible. 	Lack of landscaping and substantial vegetation. Removal of large trees.
To provide 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. ▪ Minimise paving in front garden areas including driveways and crossovers. 	Car parking structures that dominate the façade or view of the dwelling. Front setbacks dominated by impervious surfaces.
To ensure new development respects the dominant building form and scale of buildings in the Precinct.	<ul style="list-style-type: none"> ▪ Recess second storey elements from the front façade. ▪ Articulate front facades, and provide roofs with eaves. 	Reproduction of historic building styles.
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. 	Buildings that dominate heritage buildings by height, siting or massing. Period reproduction detailing.
To encourage building facades to add visual interest to the streetscape.	<ul style="list-style-type: none"> ▪ Use a mix of materials, colours and finishes in building facades, drawn from the palette commonly found in the area. 	Excessive use of render or one material on external wall surfaces.

Precinct E2

Preferred Future Character

The pitched roof dwellings sit within established gardens that incorporated some coastal species plantings. Large front set backs, in combination with low to medium height front fences, provide the precinct with a spacious quality. In some streetscapes the frequent use of timber or light coloured render materials creates a sense of lightness to the streetscapes. Garages are set back behind the building line so as not to dominate the streetscape. Native and coastal species canopy trees and enhanced street tree planting, add to the casual coastal setting of the dwellings. Consistent street tree planting is adding to the cohesiveness of the area.

Precinct Guidelines

Objective	Design Response	Avoid
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. 	Demolition of dwellings that contribute to the valued character of the Precinct.
To maintain and enhance the garden settings of the dwellings and enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> Retain established native and traditional coastal vegetation. Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs and coastal species. 	Removal of large, native trees. Lack of landscaping and substantial vegetation. Planting of environmental weeds.
To maintain the spaciousness of the setbacks and rhythm of visual separation of buildings, and provide space for front gardens.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of trees and shrubs. 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. Minimise paving in front garden areas including driveways and crossovers. Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	Car parking structures that dominate the façade or view of the dwelling. Front setbacks dominated by impervious surfaces.

Objective	Design Response	Avoid
To ensure that new dwellings respect the dominant building forms in the area and do not dominate the streetscape.	<ul style="list-style-type: none"> Recess second storey elements from the front façade. Incorporate a pitched roof form with eaves. 	High pitched or mansard roof forms with dormer windows.
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, in the new building design. 	Large bulky buildings with flat, unarticulated front wall surfaces.
To reflect the lightness of the streetscape through use of appropriate building materials and finishes.	<ul style="list-style-type: none"> In streetscapes where weatherboard predominates, incorporate timber or other non-masonry wall materials where possible. 	Heavy design detailing (eg. large masonry columns and piers).
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> Front fence style should be open and appropriate to the building era. 	High, solid front fencing.
To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> Articulate the form buildings and elements, particularly front facades and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light transparent balustrading. Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick. Provide articulated roof forms to create an interesting skyline when viewed from the beach. 	<p>Buildings that have no relationship to the foreshore setting.</p> <p>Poorly articulated building forms.</p> <p>Highly reflective materials or glazing.</p>

Precinct E3

Preferred Future Character

The low lying dwellings with pitched roof forms and articulated front wall surfaces sit within established garden settings. There is a continued frequent presence of Inter-War Californian Bungalow style dwellings that are united through similar building forms, use of materials and front and side setbacks. New buildings will respect, without replicating, this style. The lightness in the streetscapes is maintained by 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 an open streetscape.

Precinct Guidelines

Objective	Design Response	Avoid
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.
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.
To provide 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. Minimise paving in front garden areas including driveways and crossovers. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p> <p>Front setbacks dominated by impervious surfaces.</p>
To ensure new development respects the dominant building scale and forms within the streetscape.	<ul style="list-style-type: none"> Recess upper storey elements from the front façade. Incorporate pitched roof forms with eaves. 	
To use lighter looking building materials and finishes that complement weatherboard where it predominates in the streetscape.	<ul style="list-style-type: none"> Incorporate timber or other non-masonry wall materials where possible. 	Heavy materials and design detailing where weatherboard predominates (eg. Large masonry columns and piers)
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. 	High, solid front fencing

Precinct E4

Preferred Future Character

The diverse dwelling styles sit within informal coastal gardens with large trees. There is a lightness to the structures and streetscapes due to the use of lighter building materials, colours

and design detailing. The informal coastal feel is enhanced by street treatments including informal coastal street trees and the retention of the wide nature strips. Buildings fronting the foreshore reflect their setting and provide a visually attractive built form interface with the reserve.

Precinct Guidelines

Objective	Design Response	Avoid
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.
To enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> Retain established native and traditional coastal vegetation and provide for the planting of new indigenous coastal trees. Minimise paving in front garden areas including driveways and crossovers. 	<p>Removal of large, native trees.</p> <p>Front setbacks dominated by impervious surfaces.</p> <p>Planting of environmental weeds.</p>
To ensure that building setbacks from boundaries contribute to the informality and spaciousness of the area and visual separation of the buildings.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of trees and shrubs. Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	Loss of front garden space.
To minimise the dominance of car parking facilities.	<ul style="list-style-type: none"> Locate garages and car ports behind the line of the dwelling. Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	Car parking facilities that dominate the façade or view of the dwelling.
To encourage innovative architecture that reflects the coastal setting.	<ul style="list-style-type: none"> New buildings should be individually designed to respond to the characteristics of the coastal location and the site. Incorporate building elements and details that contribute to a lightness of structure. 	<p>Large bulky buildings</p> <p>Flat, poorly articulated front wall surfaces.</p> <p>High pitched roof forms with dormer windows.</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, in the new building design. 	Period reproduction detailing.

Objective	Design Response	Avoid
To use lighter looking building materials and finishes that complement the vegetation and coastal setting.	<ul style="list-style-type: none"> Incorporate timber or other non-masonry wall materials where possible. Use lighter coloured building materials and finishes. 	<p>Heavy materials and design detailing (eg. Large masonry columns and piers)</p> <p>Excessive use of render on external wall surfaces.</p>
To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> Articulate the form buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading. Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick. Provide articulated roof forms to create an interesting skyline when viewed from the beach. 	<p>Buildings that have no relationship to the foreshore setting.</p> <p>Poorly articulated roof and building forms.</p> <p>Highly reflective materials or glazing.</p>

Precinct F1

Preferred Future Character

The dwellings, including a continued frequent presence of pre WW2 dwellings, sit within garden settings. Some parts of the Precinct also have a continuous presence of Inter-War Californian Bungalows. Buildings are occasionally built to the side boundary, however the impression of the streetscape is of informality and openness due to the open front fencing, and well articulated building designs. Buildings and gardens are clearly visible from the street despite the presence of front fences, and these are appropriate to the building era. Buildings fronting the foreshore reflect their setting and provide a visually attractive built form interface with the reserve.

Precinct Guidelines

Objective	Design Response	Avoid
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.

Objective	Design Response	Avoid
<p>To maintain and enhance the garden settings of the dwellings, and enhance the bayside vegetation character.</p>	<ul style="list-style-type: none"> ▪ Retain established trees and vegetation. ▪ Replace any trees removed with species that will grow to a similar height. ▪ Encourage replanting of indigenous sandbelt vegetation. ▪ Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs, and indigenous coastal vegetation. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of trees.</p> <p>Planting of environmental weeds.</p>
<p>To ensure the building setbacks reflect the existing spacious visual separation of buildings and contribute to the informality of the dwelling setting.</p>	<ul style="list-style-type: none"> ▪ Buildings should be sited to allow space for the planting of trees and shrubs. ▪ Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. 	<p>Loss of front garden space.</p>
<p>To minimise the loss of front garden spaces and the dominance of car parking structures.</p>	<ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p>
<p>To ensure that new buildings and extensions do not dominate the streetscape.</p>	<ul style="list-style-type: none"> ▪ Recess second storey elements from the front façade. 	<p>High pitched or mansard roof forms with dormer windows.</p>
<p>To respect the identified heritage qualities of adjoining buildings.</p>	<ul style="list-style-type: none"> ▪ Where adjoining an identified heritage building, respect the height, building forms, siting and materials, in the new building design. 	<p>Large bulky buildings with flat, poorly articulated front wall surfaces.</p>
<p>To reflect the lightness of the streetscape created through the use of a mix of appropriate building materials and finishes.</p>	<ul style="list-style-type: none"> ▪ Incorporate a variety of timber or other non-masonry wall materials where possible. 	<p>Heavy materials and design detailing (eg. Large masonry columns and piers).</p>
<p>To maintain the openness of the streetscape and views to the dwellings.</p>	<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>High, solid front fencing.</p>

Objective	Design Response	Avoid
To create a visually interesting and attractive built form interface with the foreshore reserve.	<ul style="list-style-type: none"> Articulate the form buildings and elements, particularly front facades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading. Use a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick. Provide articulated roof forms to create an interesting skyline when viewed from the beach. 	<p>Buildings that have no relationship to the foreshore setting.</p> <p>Poorly articulated roof and building forms.</p> <p>Highly reflective materials or glazing.</p>

Precinct G1

Preferred Future Character

The well-articulated dwellings sit within landscaped gardens, some with established trees. New buildings are frequent and are designed to respond to the site, and include a pitched roof form to reflect the dominant forms in the area. Buildings are occasionally built to the side boundary, however the overall impression of the streetscape is of buildings within garden settings due to the regular front setbacks, well vegetated front yards and additional street tree planting in the area.

Precinct Guidelines

Objective	Design Response	Avoid
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 vegetation. Retain large, established trees and provide for the planting of new trees wherever possible. Buildings should be sited to allow space for the planting of trees and shrubs. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large trees.</p> <p>Planting of environmental weeds.</p>
To maintain the rhythm of 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. 	

Objective	Design Response	Avoid
To ensure that new buildings provide an articulated and interesting façade to the street.	<ul style="list-style-type: none"> Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing appropriate articulation. Use pitched roof forms with eaves. 	Large, bulky buildings with poorly articulated front and side wall surfaces.
To maintain the openness of the streetscape.		High, solid front fencing.

Precinct G2

Preferred Future Character

The dwellings sit within established, landscaped gardens and occasional large canopy trees. The dwellings are designed and sited on the lot to ensure they do not dominate the streetscape and are set back, or appear set back, from one side boundary. Buildings use techniques such as articulation and a variety of materials, to provide visual interest to the streetscape. A lack of front fences allows views to the buildings and gardens. Large canopy street trees provide a unifying streetscape setting.

Precinct Guidelines

Objective	Design Response	Avoid
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 vegetation. Retain large, established trees and provide for the planting of new trees wherever possible. Minimise impervious surfaces, particularly in the front garden space. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large trees.</p> <p>Planting of environmental weeds.</p>
To reflect the rhythm of existing dwelling spacing and provide space for large trees.	<ul style="list-style-type: none"> Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. Buildings should be sited to accommodate a front garden. 	
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> Recess two storey elements from the front facade. Articulate the form of dwellings and elevations, particularly front facades. Utilise materials, textures and colours to provide articulation and interest in the building design. 	Large, bulky buildings that dominate the streetscape.

Objective	Design Response	Avoid
To maintain and enhance the openness of the streetscape.		High or solid fences.

Precinct G3

Preferred Future Character

These former industrial areas are in transition to a residential use and form that complements the surrounding residential character. The mix of building styles are gradually transforming, through redevelopment and reuse, to well-designed and contemporary residential buildings that sit comfortably in the traditional residential streetscape. All buildings incorporate a substantial, landscaped front setback and garden areas within the development that provide a visual link and buffer between the new and established residential areas. Comprehensive redevelopment of sites is encouraged and where this has occurred, the building design is closely aligned with key elements of form, style, vehicular access and materials in the surrounding residential areas. Adapted buildings also reflect key elements of the surrounding residential areas in the façade design, vehicular access and building forms. The former built form and use of the areas is acknowledged through subtle elements of siting, while the high architectural and amenity standards of the surrounding area are reflected and maintained.

Precinct Guidelines

Objective	Design response	Avoid
To provide space for landscaping in front setbacks.	<ul style="list-style-type: none"> Walls of buildings should be set back a minimum of 6 metres from any street frontage or sideage. 	<p>New buildings without front setbacks.</p> <p>Car parking in front setbacks.</p>
To recognise the historically greater site coverage in the Precinct while achieving a reduction where possible.	<ul style="list-style-type: none"> Where existing buildings are to be re-used, increase the permeable area available on-site for landscaping, and do not increase the building site coverage if over 60%. In a new development, the building site coverage should not exceed 60%. 	<p>Developments that do not increase the permeable site area.</p>
To strengthen the landscape character of the area and provide an improved interface with surrounding residential areas.	<ul style="list-style-type: none"> Provide garden areas and include substantial vegetation within the street setback area. Consider the use of more innovative landscaping options such as planter boxes, climbers, creepers and vertical gardens in locations with no or small side or rear boundary setbacks. Provide balconies and outdoor courtyards with space for vegetation that may be visible from the street. 	<p>Lack of landscaping and vegetation.</p> <p>Use of impervious surfaces in front, side and rear setbacks other than driveways.</p>

Objective	Design response	Avoid
To minimise the loss of front garden space and the dominance of car parking, garages and paved areas.	<ul style="list-style-type: none"> ▪ Remove existing excessive width vehicular crossings and provide standard residential crossover widths. ▪ Provide no more than one vehicular crossover per typical residential site width street frontage or sideage. ▪ Minimise hard paving in front and side setbacks, and remove existing car parking in front setback areas. ▪ Locate car parking spaces, garages and car ports to the rear or side of the building. ▪ Design garage doors and car parking structures to integrate with the building colours and materials. 	<p>Car parking structures that dominate the facade or view of the dwelling.</p> <p>Front and side setbacks dominated by impervious surfaces.</p>
To create building facades and roof forms that complement the nearby residential area.	<ul style="list-style-type: none"> ▪ Provide: <ul style="list-style-type: none"> • façade articulation and detailing; • materials, finishes and colours; • a pitched roof form, that respect the preferred neighbourhood character of the surrounding residential area. ▪ Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing appropriate articulation. 	<p>Poorly articulated front and side wall surfaces.</p>
To maintain the openness of streetscapes and views to buildings.	<ul style="list-style-type: none"> ▪ Provide a permeable residential style front fence (up to 1.2 metres) or no front fence, or vegetation as an alternative to fencing. 	<p>High, solid front fencing.</p>

Precinct H1

Preferred Future Character

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

Objective	Design Response	Avoid
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 utilises appropriate traditional coastal and native species. 	Lack of landscaping and substantial vegetation.
To enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> 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). 	<p>Removal of large trees.</p> <p>Planting of environmental weeds.</p>
To retain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the retention and planting of vegetation.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of significant trees and shrubs. Buildings should be sited to create the appearance of space between buildings and accommodate substantial vegetation. Minimise impervious surfaces particularly in front garden areas. 	Loss of front garden space.
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. 	Car parking structures that dominate the façade or view of the dwelling.
To ensure that new dwellings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> Recess upper level elements from the front façade. Use pitched roof forms. 	
To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none"> Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	Period reproduction styles and detailing.
To maintain the openness of the front garden to the street.	<ul style="list-style-type: none"> Provide open style front fences, other than along heavily trafficked roads. 	High, solid front fences.

Precinct H2

Preferred Future Character

The low scale dwelling styles sit within established gardens that contain some substantial vegetation including trees. Front setbacks are large, and sometimes variable, and dwellings usually include a pitched roof form of some type. The streetscapes have an open feel due to buildings being offset from at least one side boundary and a lack of intrusive front fencing, complemented by wide roads and nature strips. Linkages with the remainder of the Beaumaris area are strengthened through the use of more indigenous planting in the private and public domains.

Precinct Guidelines

Objective	Design Response	Avoid
To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs, preferably indigenous species. Retain large, established trees and provide for the planting of new trees and shrubs wherever possible (locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large trees.</p> <p>Planting of environmental weeds.</p>
To maintain the rhythm of spacious visual separation between buildings and allow space for trees and other planting.	<ul style="list-style-type: none"> Buildings should be sited to create the appearance of space between buildings and accommodate vegetation. Buildings should be sited to allow space for a garden including trees and shrubs. Minimise impervious surfaces, particularly in the front garden. 	
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 at or behind the line of the dwelling. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p>
To ensure that new buildings reflect the low scale forms of the area, and provide an articulated and interesting façade to the street.	<ul style="list-style-type: none"> Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, pitched roof forms, combinations of materials, textures or colours or other elements providing appropriate articulation. Recess upper levels from the front façade. 	<p>Large, bulky buildings</p> <p>Poorly articulated roof, front and side wall surfaces</p>
To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none"> Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	<p>Period reproduction styles and detailing.</p>
To enhance the openness and informality of the streetscape and maintain views into front gardens.	<ul style="list-style-type: none"> Provide open style front fencing, other than along heavily trafficked roads. Use vegetation as an alternative where possible. 	<p>High or solid front fencing.</p>

Precinct H3

Preferred Future Character

The bushy gardens surrounding the dwellings dominate the streetscapes. Where the topography is hilly, the buildings are set within the landscape, and are sometimes sited to take advantage of water views without dominating the streetscape. Adequate space is provided

around dwellings for the retention and planting of vegetation, and indigenous canopy trees are common. Low or open style front fences are usually provided, in order to retain the openness of the front garden to the street.

Precinct Guidelines

Objective	Design Response	Avoid
To strengthen the bushy garden character of the area through the planting of appropriate species.	<ul style="list-style-type: none"> ▪ Retain large established trees and understorey, and provide for the planting of new indigenous trees wherever possible (locate footings outside root zone). ▪ Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate native, preferably indigenous, vegetation. ▪ Minimise impervious surfaces particularly in front garden spaces to ensure space for plantings. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large established trees.</p> <p>Planting of environmental weeds</p>
To maintain the rhythm of spacious visual separation between buildings and ensure adequate space is provided around buildings for the retention and planting of vegetation.	<ul style="list-style-type: none"> ▪ Buildings should be sited to allow space for a garden, including trees and shrubs. ▪ Buildings should be sited to create the appearance of space between buildings and accommodate vegetation. 	<p>Loss of front garden space.</p>
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. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p>
To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> ▪ Buildings should be designed to follow the contours of the site on sloping sites. ▪ Minimise the use of retaining walls and battering of slopes. ▪ Design new buildings and extensions so as not to exceed the predominant tree canopy height. 	<p>Major excavation works and site levelling.</p> <p>Buildings that protrude above the tree canopy height.</p>

Objective	Design Response	Avoid
To ensure that new buildings provide an articulated and interesting façade to the street.	<ul style="list-style-type: none"> Incorporate design elements into the front façade design of new dwellings such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing appropriate articulation. Recess upper levels from the front façade. 	Large, bulky buildings Poorly articulated front and side wall surfaces.
To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none"> Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	Period reproduction styles and detailing.
To maintain the openness of the front garden to the street.	<ul style="list-style-type: none"> Provide open style front fences, other than along heavily trafficked roads. Use vegetation as an alternative where possible. 	High or solid front fences.

Precinct H4

Preferred Future Character

The single and double storey dwellings sit within the topography and informal landscaped surrounds, including remnant and indigenous coastal trees. The variety of dwelling styles reflect the coastal setting through their design, details and finishes. An informal feel to the streetscapes is achieved by spaces around buildings, the lack of or unobtrusive style of front fencing and informal street treatments. Along Beach Road, development responds to its highly visible location on the edge of the coast by providing visually interesting forms and facades. Informal street treatments remain in those streets with no kerbing and remnant street tree planting is retained.

Coral and Point Avenues form an area of significant neighbourhood character.

Precinct Guidelines

Objective	Design Response	Avoid
To enhance the bayside vegetation character of the area through the planting of indigenous coastal species.	<ul style="list-style-type: none"> Prepare a landscape plan to accompany all applications for new dwellings that utilises indigenous coastal species. Retain large, established trees and provide for the planting of new trees and shrubs wherever possible (locate footings outside root zone). 	Lack of a landscape plan. Removal of large established trees. Use of exotic species and planting of environmental weeds
To maintain the rhythm of spacious visual separation between buildings.	<ul style="list-style-type: none"> Dwellings should be sited to create the appearance of space between buildings and to accommodate substantial vegetation. 	

Objective	Design Response	Avoid
<p>To minimise the dominance of car parking structures and the loss of front garden space.</p>	<ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. ▪ Minimise paving in front garden areas including driveways and crossovers. ▪ Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	<p>Car parking facilities that dominate the façade or view of the dwelling.</p> <p>Creation of new crossovers and driveways or wide crossovers.</p> <p>Front setbacks dominated by impervious surfaces.</p>
<p>To ensure that new buildings and extensions do not dominate the streetscape.</p>		
<p>To encourage innovative architecture that reflects the bayside setting.</p>	<ul style="list-style-type: none"> ▪ New buildings should be individually designed to respond to the characteristics of the bay side location and the site. ▪ Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, glazing and light transparent balustrading. 	<p>Large, bulky buildings with poorly articulated front and side wall surfaces.</p> <p>Heavy design detailing (eg. Masonry columns and piers).</p> <p>Highly reflective materials or glazing.</p>
<p>To use lighter looking building materials and finishes that complement the bayside setting.</p>	<ul style="list-style-type: none"> ▪ Use a mix of contemporary and traditional coastal materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	<p>Period reproduction styles and detailing.</p>
<p>To maintain the openness of the streetscape and views to coastal garden settings.</p>	<ul style="list-style-type: none"> ▪ Provide open style front fencing, other than in exceptional circumstances. 	<p>High or solid front fencing.</p>
<p>To create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting Beach Road and visible from the reserve.</p>	<ul style="list-style-type: none"> ▪ Where the properties front to both Beach Road and another street, ensure the dwellings present visually interesting elevations on all faces visible from the public domain. ▪ Use landscaping materials and coastal plants within the front setback that contribute to the coastal character and amenity of the street. ▪ Provide articulated roof forms to create an interesting skyline when viewed from the beach. ▪ Provide low or open style front fencing along Beach Road frontages. 	<p>Flat, poorly articulated roof forms and facades visible from the public domain.</p> <p>High, solid front fencing on Beach Road.</p>

Precinct H5

Preferred Future Character

The low scale dwellings, with pitched roof forms, sit within established gardens with large native and exotic trees providing a backdrop. The dwellings have a strong horizontality to their form, which ensures buildings do not dominate the streetscape. Consistent front and side setbacks create a cohesiveness, along with the low front fences.

Precinct Guidelines

Objective	Design Response	Avoid
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 vegetation (locate footings outside root zone). ▪ Minimise impervious surfaces, particularly in front yard spaces. ▪ Buildings should be sited to allow space for the planting of trees and shrubs. 	Lack of landscaping and vegetation.
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 dominance of car parking structures.	<ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. 	Car parking structures that dominate the façade or view of the dwelling.
To ensure that buildings and extensions respect the low scale forms of the streetscape.	<ul style="list-style-type: none"> ▪ Recess second storey elements from the front façade. ▪ Use low pitched roof forms with eaves. 	
To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none"> ▪ Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	Period reproduction styles and detailing.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Provide open style front fencing, other than Along heavily trafficked roads. ▪ Use vegetation as an alternative where possible. 	High, solid front fencing.

Precinct H6

Preferred Future Character

The dwellings of diverse styles sit within gardens of indigenous coastal species with occasional tall trees. Buildings are occasionally built to the side boundary and sited to gain views to the bay and coast, however they do not dominate the streetscape and have regard to the view

corridors from nearby properties. The impression of the streetscape is of openness due to the low or open style fencing complemented by the wide grassy verges and long straight roads. The coastal character is enhanced by street trees of native coastal species throughout the area.

Precinct Guidelines

Objective	Design Response	Avoid
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 utilises appropriate coastal species. 	Lack of landscaping and substantial vegetation.
To enhance the bayside vegetation character of the area through the retention and planting of appropriate coastal species.	<ul style="list-style-type: none"> Retain established native and traditional coastal vegetation and provide for the planting of new native coastal trees and shrubs where possible (locate footings outside root zone). 	Removal of large, native trees. Planting of environmental weeds.
To ensure adequate space is provided around buildings for the retention and planting of vegetation.	<ul style="list-style-type: none"> Buildings should be sited to allow space for the planting of trees and shrubs. Buildings should be sited to create the appearance of space between buildings and accommodate vegetation. Minimise impervious surfaces particularly in front garden spaces. 	Loss of front garden space.
To minimise the dominance of car parking facilities.	<ul style="list-style-type: none"> Locate garages and car ports behind the line of the dwelling. Underground car parking accessed from the front of the site should only be provided where other options are not possible due to site constraints, the garage doors do not dominate the façade and the front setback area is retained as predominantly garden space. 	Car parking facilities that dominate the façade or view of the dwelling.
To provide for reasonable sharing of views to the bay and coast.	<ul style="list-style-type: none"> Buildings should be sited to take into account the view corridors to the bay and coast from nearby properties and public viewing areas. 	Buildings that completely obscure views from public viewing areas.
To ensure that buildings and extensions do not dominate the streetscape.		
To encourage innovative architecture that reflects the coastal setting.	<ul style="list-style-type: none"> New buildings should be individually designed to respond to the characteristics of the coastal location and the site. Incorporate building elements, materials and details that contribute to a lightness of structure including balconies, verandahs, glazing and light transparent balustrading. 	Large bulky buildings. Flat, poorly articulated front wall surfaces.

Objective	Design Response	Avoid
To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none"> Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	Period reproduction styles and detailing.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> Provide open style front fences, other than along heavily trafficked roads. 	High, solid fences.

Precinct H7

Preferred Future Character

The mixed dwelling styles are set within the topography and established gardens, including occasional tall trees, often remnant eucalyptus. Despite the varying site sizes and configurations, spaciousness of the area is retained through the relatively consistent front building setbacks, and side setbacks from at least one side boundary. Low or open style front fencing also assists in retaining a spacious feel to the streetscapes.

Precinct Guidelines

Objective	Design Response	Avoid
To maintain and enhance the garden settings of the dwellings.	<ul style="list-style-type: none"> Prepare a landscape plan to accompany all applications that includes substantial trees and shrubs, including indigenous species. Retain large, established trees and provide for the planting of new trees and shrubs wherever possible (locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Removal of large native trees.</p> <p>Substantial use of exotic species.</p>
To ensure adequate space around dwellings for the retention and planting of trees.	<ul style="list-style-type: none"> Buildings should be sited to create the appearance of space between buildings and accommodate trees and shrubs. Ensure buildings are sited to allow space for the planting of substantial vegetation. Minimise impermeable surfacing, particularly in the front yard. 	Large areas of impervious surfaces particularly in the front setback area.
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. 	Car parking structures that dominate the façade or view of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> Recess upper level elements from the front façade. Use low pitched or flat roof forms. Buildings should be designed to follow the contours of the site on sloping sites. 	High pitched roof forms with dormer windows.

Objective	Design Response	Avoid
To use building materials and finishes that complement the natural setting.	<ul style="list-style-type: none"> ▪ Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick. 	Period reproduction styles and detailing.
To maintain the openness of the streetscape.	<ul style="list-style-type: none"> ▪ Provide open style front fences, other than along heavily trafficked roads. 	High, solid fences.

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Policy Reference

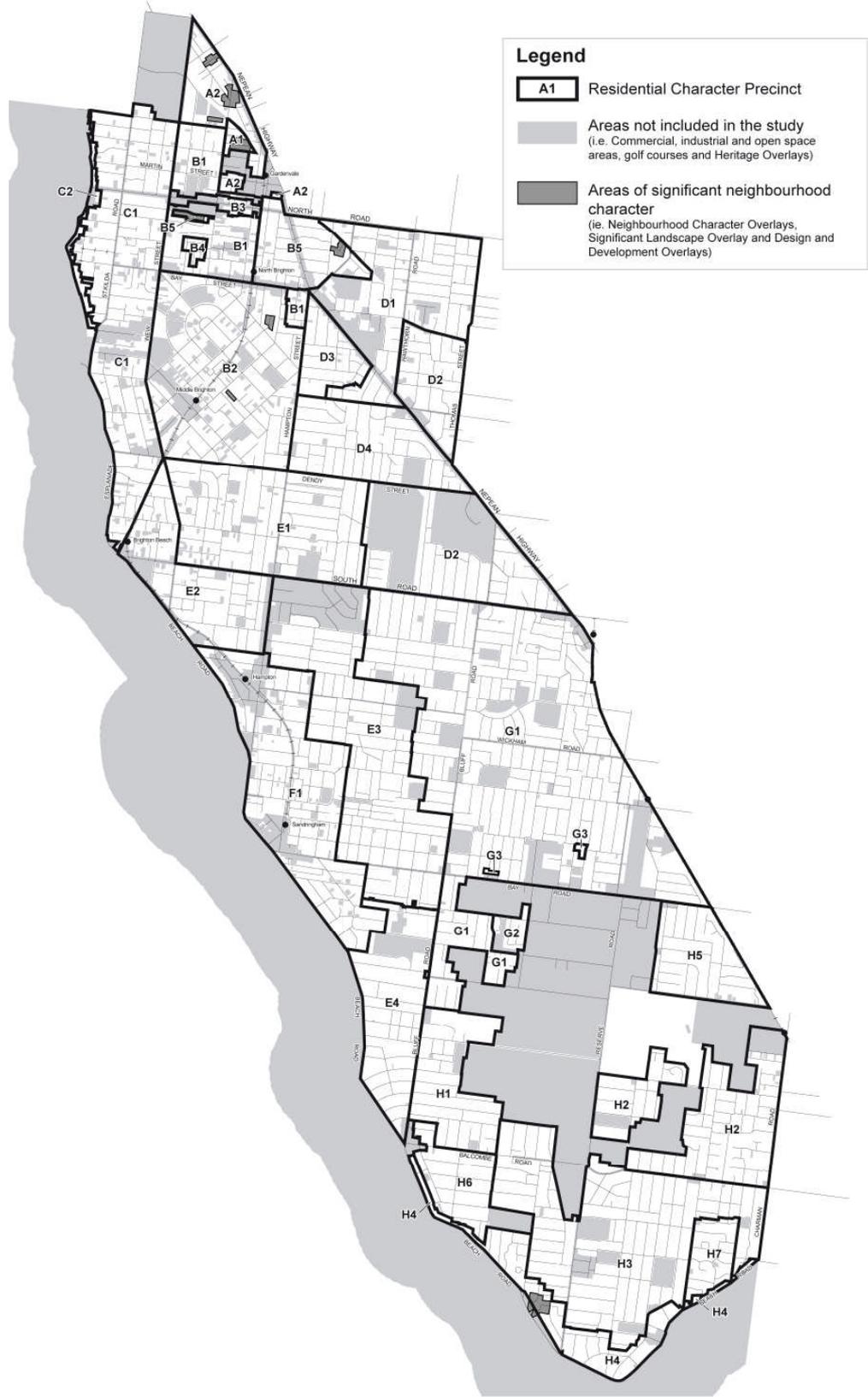
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Map 1 - Precincts Accompanying Clause 22.06



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