

21.06 BUILT ENVIRONMENT AND HERITAGE

03/12/2015
C102(Part 1)

Overview

Hobsons Bay is a municipality where the residential areas have their own special character. A high standard of design is encouraged in the municipality and gardens and trees in private areas complement green streetscapes. The amenity of residential areas will be protected from the effects of noise, air, water and land pollution.

In established residential areas, dwelling styles and designs contribute to a preferred neighbourhood character in accordance with Neighbourhood Character policies. A new residential character in Strategic Redevelopment Areas will consider and respect the character of the existing surrounding area.

21.06-1 Built Environment

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Objective 1

To ensure that new development respects and enhances the preferred neighbourhood character of the existing residential areas of Hobsons Bay.

Strategies

- Work with development proponents to achieve outcomes that enhance the preferred neighbourhood character.
- Ensure that a sense of openness in backyards is retained in precincts where this is an important character element.
- Encourage high quality contemporary and innovative architectural responses and avoid period reproduction styles, especially in Heritage Overlay areas.
- Minimise the loss of front garden space by discouraging additional vehicular crossings and encouraging car access from rear laneways if available.
- Discourage use of basement garages where they lead to the loss of effective landscaping or has the effect of increasing the height of buildings, particularly in coastal areas.
- Encourage energy efficient design of new dwelling construction.
- Promote innovative designs, which promote the concepts of environmentally sustainable development through energy efficient design.
- Promote innovative designs which are functional, aesthetically pleasing and pleasant to live in.

Objective 2

To protect and enhance the amenity of residential areas.

Strategies

- Encourage applicants to exceed minimum compliance with the requirements of Clause 54 and Clause 55 in the preparation of applications, to ensure the protection and enhancement of the amenity of residential areas.
- Encourage a high standard of site analysis and design response to facilitate innovation and creativity in design and planning for medium density housing and residential areas.

- Encourage the establishment of a landscape and streetscape urban setting for new development which reflects the local and wider landscape character.
- Minimise the dominance of car parking structures by setting such structures behind the main building line of the dwelling.
- Protect and improve streetscapes by minimising the effects of development on street trees and nature strips, requiring the reinstatement of footpaths, kerbs and channels with appropriate materials and through the use of underground power and telecommunication lines.
- Protect and improve streetscapes by minimising high solid front fences.

Objective 3

To protect the amenity of residential areas adjacent to land uses with off-site amenity impacts and protect industry and sensitive open space from constraints and adverse impacts caused by the encroachment of residential development.

Strategies

- Ensure that future residential development which has an interface with an existing industry implements appropriate mitigation measures to protect the amenity of future residents and the continued operation of the existing industry.
- Facilitate appropriate forms of residential development at the interface between residential and other land uses. For example:
 - Residential areas adjacent to industrial land use.
 - Residential areas adjacent to the coast, creeks, wetlands and grasslands.
 - Residential areas adjacent to parks and open space reserves.
 - Other urban/non urban interface areas.
- Ensure that development adjacent to open space and along watercourses addresses, but does not dominate, the waterway or open space.

Objective 4

To provide landscaping that enhances open space areas and surrounding amenity.

Strategies

- Encourage and undertake landscaping that:
 - Emphasises areas of high visibility such as gateways, major boulevards and creeks.
 - Uses indigenous vegetation in natural areas and introduces a wider range of species, particularly trees in the developed areas of the municipality.
 - Integrates all existing planting in public areas.
 - Takes into account the traffic calming effects of street tree planting.
- Encourage improvements to the nature and quality of the landscaping along VicRoads declared roads.
- Give careful consideration to the landscaping of sites as a condition of the approval of applications for all types of land uses and development.
- Reflect streetscape character through fencing, planting style and pavement types.

- Consider views worthy of protection or screening in the design of landscaping.
- Consider adjacent land uses and buildings to ascertain how these should influence landscape design.
- Encourage open, well landscaped industrial precincts that enhance the appearance and amenity of the site and public areas.
- Choose plantings appropriate to the architectural era in heritage areas.
- Encourage private landscaping that enhances the streetscapes of the municipality and complements the landscaping of public areas.
- Encourage landscaping that provides shade but does not damage buildings and pavements and is designed to take into account public safety.
- Promote landscape design, particularly key focal points, in proximity to areas of nature conservation and large industrial developments.

Implementation

These objectives and strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- Use local policy at Clause 22.04 to ensure site responsive and well designed residential development that enhances and protects the strong neighbourhood character of the residential area of Altona Meadows bounded by Central Avenue, and Queen Street to the north, Victoria Street to the east, South Avenue Merton Street and the southern boundary of properties abutting Spicer Boulevard/May Avenue to the south, and Henry Drive and Skehan Boulevard to the west.
- Use local policy at Clause 22.07 – Clause 22.10 to retain and enhance identified elements that contribute to the character of Hobsons Bay and ensure that new development responds appropriately to the character of the precinct in which it is located.
- Use local policy at Clause 22.11 to ensure that signs respond to the character and amenity of sensitive areas and do not detract from the character of a locality, building or site.

Application of zones and overlays

- Apply the appropriate residential zone in established residential areas to protect and enhance existing neighbourhood character.
- Apply the Mixed Use Zone in the Altona Beach activity centres to facilitate a range of residential, commercial, office limited industrial and other uses which complement the mixed-use function of the locality.

Further Strategic Work

- Consider applying schedules to the residential zones to express local values.
- Review the Hobsons Bay Neighbourhood Character Study to ensure it is delivering Council and community objectives.

Reference documents

Hobsons Bay Neighbourhood Character Study, December 2002, including Neighbourhood Character Precinct Brochures

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

Health and Wellbeing Plan. Hobsons Bay Municipal Public Health Plan 2007-2011

Ageing Well Strategy 2007-2017

Disability Action Plan 2008-2012

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Heritage

Overview

Hobsons Bay has a rich and diverse cultural heritage which is reflected in the heritage places and precincts identified in the *Hobsons Bay Heritage Study Amended 2014*. It is a community where we value our heritage and the important role it plays in helping us to understand and interpret our past and enhance our future prosperity and way of life. There is strong support for the protection and conservation of heritage places and precincts. All places of heritage significance including a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land are identified, protected and conserved.

Objective 1

To protect and conserve places and precincts of heritage significance in Hobsons Bay.

Strategies

- Avoid the demolition of buildings, or works that contribute to the value of a heritage place or precinct, particularly the incremental loss of contributory heritage places within heritage precincts which will erode heritage character and adversely affect the integrity of these places.
- Encourage the conservation of elements that contribute to the significance of a heritage place or precinct in accordance with the principles and procedures recommended by the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the Burra Charter).
- Ensure that new buildings or works do not visually dominate or cause detriment to the heritage significance of the broader heritage place.
- Support the replacement of non-contributory buildings and public infrastructure with new development that responds positively to the historic context provided by surrounding heritage places.
- Ensure that new development reflects the existing road layout and subdivision pattern that defines and characterises the broader heritage place.

Objective 2

To ensure that new development responds positively and enhances the unique and valued character of heritage places and precincts within Hobsons Bay.

Strategies

- Discourage the demolition of heritage places unless it can be demonstrated that, as appropriate:
 - The fabric to be removed is not significant.

- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place.
 - It will assist in the long term conservation of the place.
 - In the case of an industrial heritage place, it will facilitate the historic use of the place and will not result in the loss of fabric considered to be of primary significance.
- Discourage inappropriately designed infill development.
 - Assess the contribution of new development to the heritage place within the immediate context of the buildings or works, being the same street, across the road and on the next couple of allotments adjacent to the subject site.
 - Ensure that new buildings or works do not visually dominate or cause detriment to the heritage values of heritage places that are situated in the locality.
 - Give preference to infill buildings that are visually recessive and compatible in terms of their scale, siting, design, form and materials with the historic character of the heritage place or precinct in accordance with the *Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006*.
 - Discourage poorly designed additions and alterations to heritage places that are unrelated in terms of design, scale, form and materials.
 - Give preference to alterations or additions to existing buildings that are visually recessive and compatible in terms of their scale, siting, design, form and materials with the historic character of the heritage place or precinct in accordance with the *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006*.
 - Ensure that new development does not distort the historic evidence provided by the heritage place by simply copying or reproducing historic styles or detailing.

Objective 3

To improve awareness, understanding and appreciation of the value of heritage places and the significance of twentieth century heritage, including significant industrial places.

Strategies

- Ensure places of cultural heritage are conserved and, where appropriate, are interpreted.
- Maintain appropriate settings for heritage places.
- Encourage and support adaptive reuse of redundant heritage buildings to recognise and protect the physical and cultural heritage significance of the building and its contribution to development of Hobsons Bay.

Implementation

These strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- Use local policy at Clause 22.01 when considering to use or develop heritage places to protect and enhance the heritage character of Hobsons Bay and in the assessment of applications to ensure new development responds positively to special features such as views, vistas, significant vegetation and landmarks and enhances the historic cultural landscape character found in a street or precinct.
- Use local policy at Clause 22.11 in the consideration of signage applications to ensure that signs respect the period and style of the host building and do not dominate or obscure its architectural form or features and use relevant materials, fonts and colours.

- Require a photographic record of the building where approval has been granted for its demolition, where appropriate.
- Assess applications for infill development in accordance with the Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006.
- Assess applications for alterations and additions in accordance with the Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006.
- Use the Aboriginal cultural resource map and guidelines provided by Aboriginal Affairs Victoria when considering an application to develop or rezone land.

Other

- Promote the importance and value of the cultural heritage of Hobsons Bay to improve understanding and appreciation of heritage places and the significance of twentieth century heritage, including significant industrial places.
- Lead by example in the management of Council's own heritage assets.

Application of zones and overlays

- Apply the Heritage Overlay to heritage places identified in the *Hobsons Bay Heritage Study Amended 2014*, by Heritage Victoria, or other relevant heritage studies.

Further Strategic Work

- Finalise and adopt the comprehensive Heritage Conservation Study for coastal areas.
- Undertake a Significant Tree Study.
- Undertake a Port of Williamstown Heritage Study in conjunction with other relevant statutory authorities.
- Undertake a Post-war Heritage Study.
- Prepare Conservation Management Plans or management guidelines for other Council-owned or managed heritage assets as required, including:
 - Historic public infrastructure and street trees.
 - Historic sporting pavilions.
 - Dennis Reserve, Williamstown and Logan Reserve, Altona.
 - Review and update the Hobsons Bay Heritage Study Amended 2014 as appropriate.

Reference Documents

Hobsons Bay Heritage Study Amended 2014

Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006

Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006

The Burra Charter (The Australian ICOMOS Charter for Places of Cultural Significance)