

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S31/07/2018
VC148**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1R

31/07/2018
VC148

Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

15.01-1L18/06/2021
C180bays**Urban design****General strategies**

Design access to meet the mobility needs of all community members including motorised scooters, wheel chairs and prams.

Design development to maintain safety and security for all users through lighting of pedestrian areas used at night, the location and height of planting, the orientation of buildings and type of fencing.

Retain significant trees including designing and locating buildings and works to protect them.

Promote the incorporation of art in public places.

Encourage permeable fencing on street frontages for private and commercial developments to improve the pedestrian experience and perception of safety.

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

Ensure development responds to the spacious, low scale landscaped character of residential precincts, with residential buildings set back within vegetated front gardens and streetscapes.

Enhance safety, accessibility and appearance of laneway connections and off-street car parks by improving view lines and lighting.

Beach Road/The Esplanade strategies

Design development abutting Beach Road/The Esplanade to complement the foreshore environment and reinforce their role as scenic boulevards.

Seek a consistent approach to the design of Beach Road/The Esplanade infrastructure including vehicle crossings, loading and parking facilities.

Sign strategies

Design signs to be compatible with the style of buildings and the streetscape.

Discourage permanent commercial advertising and promotional signs in public open space.

Ensure signage on recreation reserves is consistent with *Temporary Advertising Signs on Recreation Reserves* (Bayside City Council, 2004 Revised 2018).

Policy document

Consider as relevant:

- *Temporary Advertising Signs on Recreation Reserves* (Bayside City Council, 2004 Revised 2018)

15.01-2S01/01/2024
VC250**Building design****Objective**

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L-01 Energy and resource efficiency

17/11/2023
C187bays

Strategy

Design development to:

- Promote sustainable design measures such as water efficient design and solar access using site layout, design and construction techniques.
- Allow for adaptive re-use in the future.
- Use landscape design to assist with passive solar heating and cooling.
- Make use of buildings and materials with minimal environmental impact, such as recycled materials and re-use of existing buildings.
- Include communal open space areas in larger residential developments.

Policy guideline

Consider as relevant:

- The use of environmental management plans and green travel plans for larger developments to encourage innovative solutions for achieving Environmentally Sustainable Design.

15.01-2L-02 Environmentally sustainable development

17/11/2023
C187bays

Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds provided within this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising of passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of the development.

Encourage the use of durable and reusable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods), for:

- 2 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100 square metres to 1000 square metres.
- An extension to an existing residential building used for accommodation other than dwellings creating between 100 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan, for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.
- An extension to an existing residential building used for accommodation other than dwellings creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods), for:

- A non-residential building with a gross floor area between 100 square metres to 1000 square metres.
- An extension to an existing non-residential building creating between 100 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan, for:

- A non-residential building with a gross floor area of more than 1000 square metres.
- An extension to an existing non-residential building creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

General

Consider as relevant, the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environmental Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-unit Developments - Better Practice Guide* (Sustainability Victoria, 2018)

Commencement

This policy does not apply to applications received by the responsible authority before 17 November 2023.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3S

01/01/2024
VC250

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.

BAYSIDE PLANNING SCHEME

- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-3L

18/06/2021
C180bays

Subdivision design

Strategy

Design subdivision of land in residential areas to contribute to the preferred neighbourhood character.

15.01-4S31/07/2018
VC148**Healthy neighbourhoods****Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4R

31/07/2018
VC148

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-5L Bayside preferred neighbourhood character

48/96/2024-/-/-----
G488baysProposed GC246

Policy application

This policy applies to development in the Neighbourhood Residential Zone, General Residential Zone and Mixed Use Zone as shown on the Neighbourhood character precincts map forming part of this clause. This does not include land in the Cheltenham Suburban Rail Loop (SRL) East Structure Plan Area or affected by the Neighbourhood Character Overlay or the Significant Landscape Overlay.

General objectives

To retain and enhance the identified elements that contribute to the character of the area.

To ensure that development is responsive both to the site and the preferred future character of the area.

To encourage development that accommodates the need for change around activity centres while respecting the desired future character of the area.

To encourage the retention of dwellings that contribute to the valued character of the Precinct.

To maintain and enhance the garden settings of the dwellings.

To maintain and enhance the bayside vegetation character of the area.

To provide space for front gardens.

To maintain the rhythm of spacing between buildings.

To minimise loss of front garden space and the dominance of car parking facilities, driveways and crossovers.

To respect the dominant building forms and scale of buildings in a precinct.

To ensure that development does not visually dominate the streetscape or adjacent identified heritage buildings.

To ensure that new buildings provide an articulated and interesting façade to the street.

To respect the identified heritage qualities of adjoining buildings.

To use building materials and finishes that complement the dominant pattern within the streetscape or reflect the building materials in locations where there is particular consistency.

To use a variety of building materials and finishes that provide visual interest in the streetscape.

To use building materials and finishes that complement the natural setting in coastal locations.

To maintain and improve the openness of streetscapes and the visual connection between buildings and the street.

To encourage views of front gardens.

General strategies - all precincts

Encourage development to provide innovative architectural responses in responding to the preferred character of a precinct.

Where adjoining an identified heritage building, design development to respect the height, building form, siting, materials and massing of the heritage buildings.

Avoid imitating or reproducing historic building styles and detailing.

Design and site car parking facilities so that they do not dominate the façade or view of the dwelling.

Articulate the form of buildings and elevations, particularly where viewed from the public realm.

Discourage the planting of environmental weeds.

General policy guidelines - all precincts

Consider as relevant:

- Whether the characteristics in the immediate vicinity of the site exemplify a preferred future character that is different from the Precinct in which the site is located.
- Whether the site is located within a Key or Moderate Residential Growth Area as shown on the Residential strategic framework plan at Clause 02.04 and the extent to which this may alter the relevance of the design responses to consideration of the proposal.

Precinct A1 preferred character strategies

Retain wherever possible dwellings from the inter-war era that are intact, in good condition and that contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Design development to respect valued older dwellings while not replicating these styles.

Design development to respect the dominant building forms in the Precinct, provide innovative architectural responses with well-articulated façades, use simple detailing and a combination of materials including:

- Articulating the form of buildings and elevations, particularly front façades.
- Recessing upper storey elements from the front façade.
- Using low pitched roof forms, with eaves.
- Using similar tonings in the colours of new buildings where consistent materials are used in the streetscape.
- Avoiding the use of brightly coloured building materials and excessive use of render on external walls in areas of consistent brick materials.

Site buildings to maintain generous front and side setbacks and provide space for the planting of substantial vegetation including large specimen trees.

Locate garages and car ports at or behind the line of the dwelling.

Minimise hard paving in front yards and loss of front garden space.

Provide front fences that are low and open in style, in order to maintain an openness to the streetscape, and consistent with the era and style of the dwelling.

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.

Precinct A1 preferred character policy guidelines

Consider as relevant:

- Providing only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct.
- Underground car parking accessed from the front of the site only 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.

Precinct A2 preferred character strategies

Retain wherever possible dwellings from the pre World War 2 era that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings including alterations and extensions and design them to be complementary to the building era.

Retain existing vegetation and provide for the planting of trees and shrubs wherever possible.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise the loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise the number of vehicular crossovers.

Provide for vehicular access from a rear laneway where possible.

Recess upper level elements from the front façade.

Maintain the consistently pitched roof forms and highly articulated front wall façades form a unified, fine grain subdivision pattern.

Encourage contemporary architectural responses that respect surrounding dominant building styles through adopting, adapting or re-interpreting existing building forms (eg. Façade proportions and articulation, roof forms, plan forms) without copying or reproducing historic building styles or detailing.

Incorporate light materials in building façades including timber or a combination of masonry and non-masonry materials where possible, and render, bag or paint large brick surfaces.

Avoid heavy design detailing (eg. masonry columns and piers) and excessive use of a single masonry material or render on external walls.

Provide low, open style front fences consistent with the era of the dwelling.

Precinct A2 preferred character policy guideline

Consider as relevant:

- Providing a single width crossover, where required and where the pattern is established in the street.

Precinct B1 preferred character strategies

Retain wherever possible pre World War 2 era dwellings that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings including alterations and extensions.

Retain large canopy trees wherever possible.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise loss of front garden space.

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.

Recess upper storey elements from the front façade.

Use similar tonings in the colours of new buildings, where consistent materials are used in the streetscape avoiding excessive use of render on external walls.

Provide low, open style front fences consistent with the building era.

Precinct B1 preferred character policy guideline

Consider as relevant:

- Providing only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct, where no alternative is available.

Precinct B2 preferred character strategies

Retain wherever possible pre World War 2 era dwellings that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions.

Retain large canopy trees wherever possible.

Site buildings to allow space for the planting of substantial vegetation.

Site buildings to create the appearance of space between buildings.

Minimise loss of front garden space.

Locate garages and carports behind the line of the dwelling.

Articulate the form of buildings and elevations, particularly front façades.

Recess upper storey elements from the front façade.

Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design that provide visual interest in the streetscape.

Use simple building details.

Provide low, open style front fences other than along heavily trafficked roads.

Design front fences to be consistent with the building era.

Precinct B2 preferred character policy guidelines

Consider as relevant:

- Providing only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct or enable developers to where no alternative is available.
- Underground car parking accessed from the front of the site only 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.

Precinct B3 preferred character strategies

Retain large canopy trees wherever possible.

Site buildings to allow space for the planting of substantial vegetation.

Site buildings to create the appearance of space between buildings.

Minimise loss of front garden space.

Locate garages and carports behind the line of the dwelling.

Minimise paving in front garden areas including driveways and crossovers.

Articulate the form of buildings and elevations, particularly front façades and roofs.

Recess upper storey elements from the front façade.

Provide low, open style front fences, other than along heavily trafficked roads.

Encourage the use of vegetation as an alternative to high fences where privacy is required.

Precinct B3 preferred character policy guideline

Consider as relevant:

- Providing only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct.

Precinct B4 preferred character strategies

Site buildings to allow space for the planting of substantial vegetation.

Encourage contemporary architectural responses to surrounding dominant building styles including using techniques such as:

- Articulated roof forms visible from the street and extending beyond the walls.
- Horizontal and vertical articulation to wall surfaces in building design.

Incorporate a variety of building materials such as brick, render, timber and non masonry into the building design.

Provide low, open style front fences, other than along heavily trafficked roads.

Precinct B5 preferred character strategies

Retain wherever possible dwellings from the pre World War 2 era that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Retain existing vegetation and provide for the planting of new trees and shrubs wherever possible.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise the loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise paving in front garden areas including driveways.

Recess upper level elements from the front façade.

Encourage contemporary architectural responses that respect surrounding dominant building styles and fine grain subdivision pattern.

Maintain the pitched roof forms and highly articulated front wall façades.

Encourage contemporary architectural responses that respect surrounding dominant building forms through adopting, adapting or re-interpreting existing building forms (eg. Façade proportions and articulation, roof forms, plan forms) without copying or reproducing historic building styles or detailing.

Incorporate a variety of building materials such as brick, render, timber and non-masonry into the building design.

Use roof materials such as terracotta or red, black or subdued coloured tiles or similar.

Use simple building details.

Provide low, open style front fences other than along heavily trafficked roads.

Design front fences to be consistent with the building era.

Precinct B5 preferred character policy guideline

Consider as relevant:

- Providing only one vehicular crossover per site frontage, unless the frontage is substantially wider than those that are prevalent in the Precinct.

Precinct C1 preferred character strategies

Retain wherever possible dwellings from the pre World War 2 era that are intact, in good condition and contribute to the valued character of the Precinct.

BAYSIDE PLANNING SCHEME

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Enhance the bayside vegetation character of the area.

Retain large trees and established native and traditional coastal vegetation and provide for the planting of new indigenous coastal trees where possible.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation and minimise the loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise loss of front garden space.

Minimise paving in front garden areas including driveways.

Recess upper level elements from the front façade.

Encourage the use of a variety of building materials, finishes and design detail that complement the coastal setting.

Avoid high pitched roof forms with dormer windows.

Use a mix of materials including timber, render, non-masonry wall, stone and brick materials in building design.

Minimise the use of heavy materials for external building elements (eg. large masonry columns and piers).

Use simple building details and articulate roof forms.

Provide low, open style front fences other than along heavily trafficked roads.

Create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve or visible from the reserve by:

- Articulating the form of buildings and elements, particularly front façades, including elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading.
- Avoiding blank walls and highly reflective materials facing the foreshore.
- Using a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick and avoiding highly reflective materials or glazing.
- Providing articulated roof forms to create an interesting skyline when viewed from the beach.
- Creating a distinction between public and private spaces along the foreshore by providing a fence or landscaping treatment to delineate the property boundary fronting the foreshore reserve.

Precinct C1 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

Precinct C2 preferred character strategies

Use landscaping materials and plants within the beachside setback that contribute to the coastal character and amenity of the foreshore reserve.

Site and design buildings to allow views between buildings and accommodate substantial vegetation.

Avoid dwellings that overwhelm the foreshore reserve.

Locate garages and car ports at or behind the line of the dwelling.

Minimise hard paving in front yards.

Encourage contemporary architectural building design that responds to the characteristics of its coastal location.

Articulate the form of buildings and elements, particularly front façades, and include elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading.

Avoid heavy design detailing (eg. large masonry columns and piers, solid balustrading).

Avoid blank walls facing the foreshore.

Use building materials and finishes that complement the coastal setting including masonry, timber, other non-masonry wall materials, or render.

Avoid large areas of masonry materials or render on external wall surfaces.

Avoid highly reflective materials or glazing.

Avoid bulky unbroken roof forms and high pitched or mansard roofs with dormer windows.

Create a distinction between public and private spaces along the foreshore by providing a fence or landscaping treatment to delineate the property boundary fronting the foreshore reserve.

Precinct C2 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

Precinct D1 preferred character strategies

Retain existing large trees wherever possible.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise paving in front garden areas including driveways and crossovers.

Design buildings to respect the low scale horizontal forms and generous side boundary setbacks of the area including by recessing two storey elements and incorporating low pitched roof forms with eaves.

Incorporate design elements into the front façade such as, recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing articulation.

Where consistent brick colours are used in the streetscape, use similar toning in the colours of new buildings, avoiding brightly coloured external building materials in areas of consistent brick materials.

Use simple building details without replication of older styles.

Design front fences to be open and consistent with the building era.

Precinct D2 preferred character strategies

Retain existing large trees wherever possible.

Minimise loss of front garden space.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Design buildings so they do not dominate the streetscape including thorough:

- Incorporating articulated roof forms and front or side wall surfaces in new buildings visible from the street.
- Recessing second storey elements from the front façade.

Where consistent brick colours are used in the streetscape, use similar toning in the colours of new buildings, avoiding brightly coloured external building materials in areas of consistent brick materials.

Provide low, open style front fencing, other than along heavily trafficked roads. Where no front fencing predominates, use vegetation as an alternative.

Discourage poorly articulated or visually dominant development fronting the golf course.

Where development directly borders the golf course, recess upper levels from the boundary nearest the open space.

Precinct D3 preferred character strategies

Retain wherever possible dwellings from the pre World War 2 era that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation and minimise the loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise paving in front garden areas including driveways.

Recess second storey elements from the front façade.

Incorporate design elements into the front façade such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing articulation.

Reflect the lightness of the streetscape through the use of building materials and finishes such as weatherboard or a combination of masonry and non-masonry wall materials where possible, or render or paint large brick surfaces.

Avoid the excessive use of render on external wall surfaces.

Avoid the use of heavy materials and design detailing (eg. large masonry columns and piers).

Provide low, open style front fences other than along heavily trafficked roads.

Precinct D4 preferred character strategies

Retain large canopy trees wherever possible.

Site buildings to allow space for the planting of substantial vegetation.

Site buildings to create the appearance of space between buildings.

Minimise loss of front garden space.

Locate garages and carports behind the line of the dwelling.

Recess upper storey elements from the front façade.

Provide low, open style front fences, other than along heavily trafficked roads.

Encourage the use of vegetation as an alternative to high fences where privacy is required.

Precinct E1 preferred character strategies

Retain wherever possible dwellings from the pre World War 2 era that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Retain large trees and established vegetation and provide for the planting of trees where possible.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise the loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise paving in front garden areas including driveways and crossovers.

Recess second storey elements from the front façade.

Articulate front façades, and provide roofs with eaves.

Encourage building façades to add visual interest to the streetscape through a mix of materials, colours and finishes in building façades, drawn from the palette commonly found in the area.

Avoid excessive use of render or one material on external wall surfaces.

Precinct E2 preferred character strategies

Retain established native and traditional coastal vegetation.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Locate garages and car ports at or behind the line of the dwelling.

Minimise paving in front garden areas including driveways.

Recess upper level elements from the front façade.

Incorporate a pitched roof form with eaves.

Avoid high pitched or mansard roof forms with dormer windows.

Reflect the lightness of the streetscape through use of building materials and finishes.

In streetscapes where weatherboard predominates, incorporate timber or other non-masonry wall materials where possible.

Avoid heavy design detailing (eg. large masonry columns and piers).

Provide low, open style front fences consistent with the building era.

Create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve and visible from the reserve by:

- Articulating the form of buildings and elements, particularly front façades, including elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading.
- Avoiding blank walls and highly reflective materials facing the foreshore.
- Using a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick and avoiding highly reflective materials or glazing.
- Providing articulated roof forms to create an interesting skyline when viewed from the beach.

Precinct E2 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

Precinct E3 preferred character strategies

Retain wherever possible Inter-War Californian Bungalow style dwellings that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Retain large trees and established vegetation where possible and provide space for the planting of new vegetation.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise the loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Minimise paving in front garden areas including driveways.

Recess second storey elements from the front façade.

Incorporate pitched roof forms with eaves.

Use lighter looking building materials and finishes that complement weatherboard where it predominates in the streetscape by incorporating timber or other non-masonry wall materials where possible.

Avoid the use of heavy materials and design detailing where weatherboard predominates (eg. large masonry columns and piers).

Provide medium height, open style front fences other than along heavily trafficked roads.

Design front fences to be consistent with the building era.

Precinct E4 preferred character strategies

Retain established native and traditional coastal vegetation and provide for the planting of indigenous coastal trees.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Locate garages and car ports at or behind the line of the dwelling.

Minimise loss of front garden space and paving in front garden areas including driveways.

Encourage contemporary architectural responses to the coastal location and design buildings to respond to the characteristics of the location and site.

Incorporate building elements and details that contribute to a lightness of structure.

Avoid high pitched roof forms with dormer windows.

Incorporate timber or other non-masonry wall materials where possible, avoiding heavy design detailing (eg. large masonry columns and piers).

Use lighter coloured building materials and finishes.

Avoid excessive use of render on external wall surfaces.

Create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve and visible from the reserve by:

- Articulating the form of buildings and elements, particularly front façades, including elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading.
- Avoiding blank walls and highly reflective materials facing the foreshore.
- Using a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick and avoiding highly reflective materials or glazing.
- Providing articulated roof forms to create an interesting skyline when viewed from the beach.

Precinct E4 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

Precinct F1 preferred character strategies

Retain wherever possible pre World War 2 era dwellings and inter-war Californian Bungalows that are intact, in good condition and contribute to the valued character of the Precinct.

Retain the front of valued existing dwellings in alterations and extensions and design them to be complementary to the building era.

Retain established trees and vegetation.

Replace any trees removed with species that will grow to a similar height.

Encourage replanting of indigenous sandbelt vegetation.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise loss of front garden space.

Locate garages and car ports at or behind the line of the dwelling.

Recess second storey elements from the front façade.

Avoid high pitched or mansard roof forms with dormer windows.

Reflect the lightness of the streetscape created through the use of a mix of building materials and finishes such as a variety of timber or other non-masonry wall materials where possible.

Avoid heavy design detailing (eg. large masonry columns and piers).

Provide low, open style front fences other than along heavily trafficked roads.

Design front fences to be consistent with the building era.

Create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting the reserve and visible from the reserve by:

- Articulating the form of buildings and elements, particularly front façades, including elements that lighten the building form such as balconies, verandahs, non-reflective glazing and light-transparent balustrading.
- Avoiding blank walls facing the foreshore.
- Using a mix of contemporary and traditional coastal materials, textures and finishes, including render, timber, non-masonry sheeting, glazing, stone and brick and avoiding highly reflective materials or glazing.
- Providing articulated roof forms to create an interesting skyline when viewed from the beach.

Precinct F1 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

Precinct G1 preferred character strategies

Retain large established trees wherever possible and provide for the planting of new trees.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

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 articulation.

Use pitched roof forms with eaves.

Avoid high, solid front fencing.

Precinct G2 preferred character strategies

Retain large established trees wherever possible and provide for the planting of new trees.

Site buildings to accommodate a front garden.

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise impervious surfaces, particularly in the front garden space.

Recess two storey elements from the front façade.

Articulate the form of dwellings and elevations, particularly front façades.

Utilise materials, textures and colours to provide articulation and interest in the building design.

Avoid high, solid front fencing.

Precinct G3 preferred character strategies

Set buildings back to provide space for substantial vegetation and landscaping in front setbacks.

Provide garden areas that include substantial vegetation.

Avoid car parking in front setbacks, including the removal of existing car parking in front setback areas.

Reduce existing site coverage wherever possible while respecting the historically greater site coverage in the Precinct.

Increase the provision of landscaping to strengthen the landscape character of the area and provide an improved interface with surrounding residential areas.

Support 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.

Discourage the use of impervious surfaces in front, side and rear setbacks other than driveways.

Remove existing commercial or industrial width vehicular crossings and provide standard residential crossover widths.

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, its colours and materials.

Design building façades and roof forms to complement the nearby residential area.

Design the following elements to respect the preferred neighbourhood character of the surrounding residential area:

- Façade articulation and detailing.
- Materials, finishes and colours.
- A pitched roof form.

Incorporate design elements into the front façade such as recessed portions, projecting elements behind the front setback line, combinations of materials, textures or colours or other elements providing articulation.

Provide a low, permeable residential style front fence or no front fence, or vegetation as an alternative to fencing.

Precinct G3 preferred character policy guidelines

Consider as relevant:

- Walls of buildings set back a minimum of 6 metres from any street frontage or sideage.
- Where existing buildings are to be re-used, increasing the permeable area available on-site for landscaping, without increasing the building site coverage if over 60 per cent.
- A building site coverage not exceeding 60 per cent in new developments.
- Providing no more than one vehicular crossover per residential site width street frontage or sideage.
- A front fence of up to 1.2 metres in height where fencing is proposed.

Precinct H1 preferred character strategies

Retain established large trees; the area's native and traditional coastal vegetation; and provide for the planting of new native coastal trees (locate footings outside root zone).

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise impervious surfaces particularly in front garden areas and loss of front garden space.

Locate garages and carports behind the line of the dwelling.

Recess upper level elements from the front façade.

Use pitched roof forms.

Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.

Provide low, open style front fences, other than along heavily trafficked roads.

Precinct H2 preferred character strategies

Retain large, established trees wherever possible and provide for the planting of new indigenous trees and shrubs (locate footings outside root zone).

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Minimise impervious surfaces, particularly in the front garden.

Locate garages and carports at or behind the line of the dwelling.

Incorporate design elements into the front façade 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.

Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.

Provide low, open style front fencing, other than along heavily trafficked roads.

Use vegetation as an alternative means of fencing where possible.

Precinct H3 preferred character strategies

Retain large established trees and understorey, and provide for the planting of new indigenous trees wherever possible (locate footings outside root zone) in order to strengthen the bushy garden character of the area.

Minimise impervious surfaces particularly in front garden spaces to ensure space for plantings.

Site buildings to create the appearance of space between buildings and provide adequate space to accommodate substantial vegetation.

Minimise loss of front garden space.

Locate garages and carports behind the line of the dwelling.

Minimise site disturbance and impact of the building on the landscape.

Design buildings to follow the contours of the site on sloping sites.

Minimise the use of retaining walls and battering of slopes near vegetation or near boundaries, unless it will facilitate a less intrusive built form.

Design buildings and extensions so as not to exceed the predominant tree canopy height.

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 articulation.

Recess upper levels from the front façade.

Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.

Provide low, open style front fences, other than along heavily trafficked roads.

Use vegetation as an alternative means of fencing where possible.

Precinct H3 preferred character policy guideline

Consider as relevant:

- 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.

Precinct H4 preferred character strategies

Retain large, established trees wherever possible and provide for the planting of new indigenous trees and shrubs (locate footings outside root zone).

Site buildings to create the appearance of space between buildings and accommodate substantial vegetation.

Avoid the use of exotic plant species.

Locate garages and carports behind the line of the dwelling.

Minimise paving in front garden areas including driveways and crossovers.

Encourage innovative architecture that reflects the bayside setting and design buildings to respond to the characteristics of the location and site.

Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, glazing and light transparent balustrading.

Avoid heavy design detailing (eg. Masonry columns and piers) and highly reflective materials or glazing.

Use a mix of contemporary and traditional coastal materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.

Provide open style front fencing.

Create a visually interesting and attractive built form interface with the foreshore reserve, on properties fronting Beach Road and visible from the reserve by:

- Ensuring dwellings present visually interesting elevations on all faces visible from the public domain, where properties front both Beach Road and another street.
- Using landscaping materials and coastal plants within the front setback that contribute to the coastal character and amenity of the street.
- Providing articulated roof forms to create an interesting skyline when viewed from the beach.
- Providing low or open style front fencing along Beach Road frontages.

Precinct H4 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

~~Precinct H5 preferred character strategies~~

~~Minimise impervious surfaces, particularly in front yard spaces.~~

~~Site buildings to create the appearance of space between buildings and provide adequate space to accommodate substantial vegetation.~~

~~Locate garages and carports behind the line of the dwelling.~~

~~Recess second storey elements from the front façade.~~

~~Use low pitched roof forms with eaves.~~

~~Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.~~

~~Provide low, open style front fencing, other than along heavily trafficked roads.~~

~~Use vegetation as an alternative means of fencing where possible.~~

Precinct H6 preferred character strategies

Retain established native and traditional coastal vegetation where possible and provide for the planting of new native coastal trees and shrubs (locate footings outside root zone).

Site buildings to create the appearance of space between buildings and provide space to accommodate substantial vegetation.

Minimise impervious surfaces particularly in front garden spaces.

Minimise loss of front garden space.

Locate garages and car ports behind the line of the dwelling.

Provide for reasonable sharing of views to the bay and coast by siting buildings should to take into account the view corridors to the bay and coast from nearby properties and public viewing areas.

Encourage innovative architectural responses to the coastal location and design buildings to respond to the characteristics of the location and site.

Incorporate building elements, materials and details that contribute to a lightness of structure including balconies, verandahs, glazing and light transparent balustrading.

Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick.

Provide low, open style front fences, other than along heavily trafficked roads.

Precinct H6 preferred character policy guideline

Consider as relevant:

- Underground car parking accessed from the front of the site only 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.

Precinct H7 preferred character strategies

Retain large, established trees and provide for the planting of new trees and shrubs wherever possible (locate footings outside root zone).

Limit use of exotic plant species.

Site buildings to create the appearance of space between buildings and provide space to accommodate substantial vegetation.

Minimise impermeable surfacing, particularly in the front yard.

Locate garages and carports behind the line of the dwelling.

Recess upper level elements from the front façade.

Use low pitched or flat roof forms.

Design buildings to follow the contours of the site on sloping sites to minimise visual intrusion.

Use a mix of materials, textures and finishes including render, timber, non-masonry sheeting, glazing, stone and brick that complement the area's natural environment.

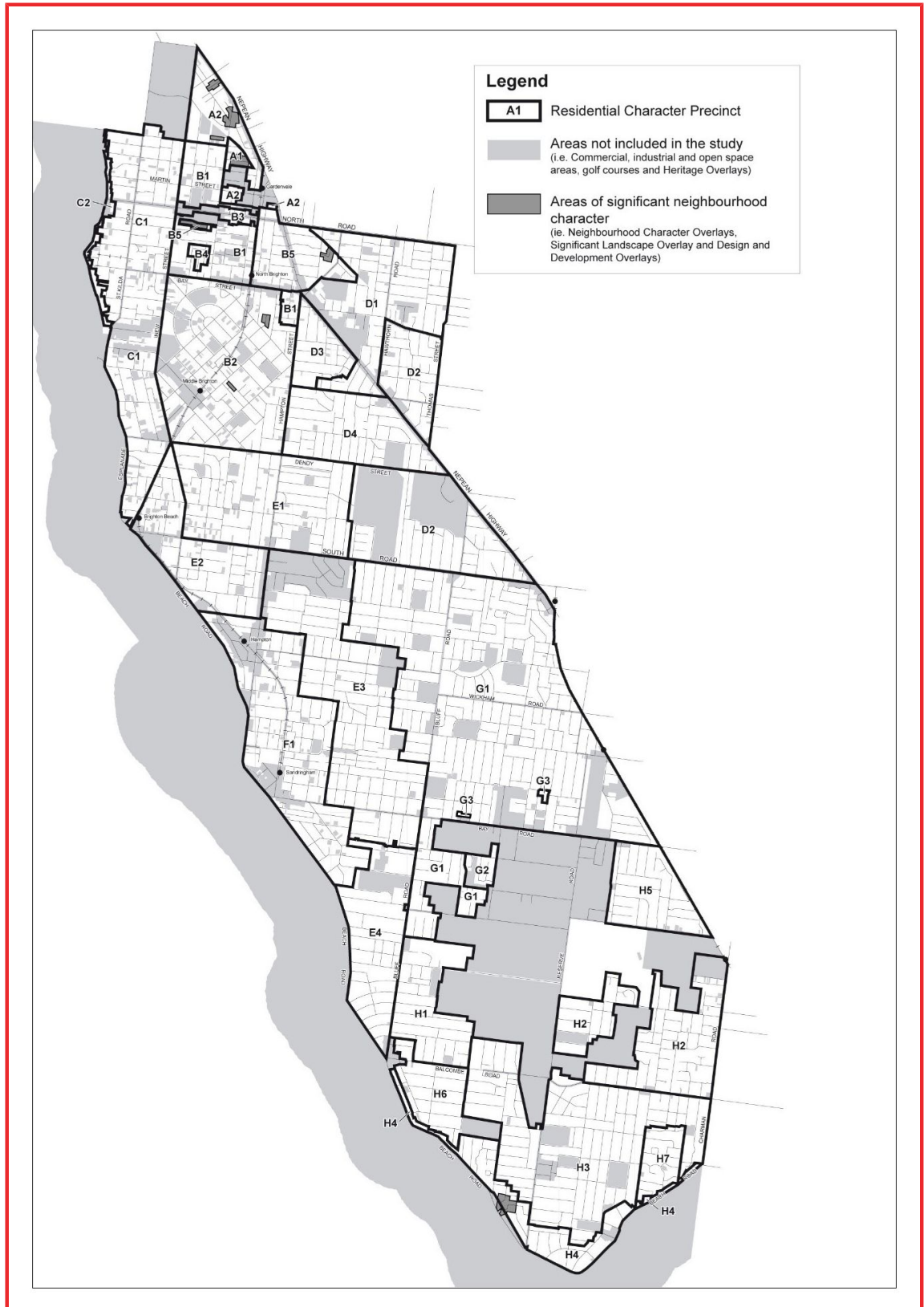
Provide low, open style front fences, other than along heavily trafficked roads.

Policy documents

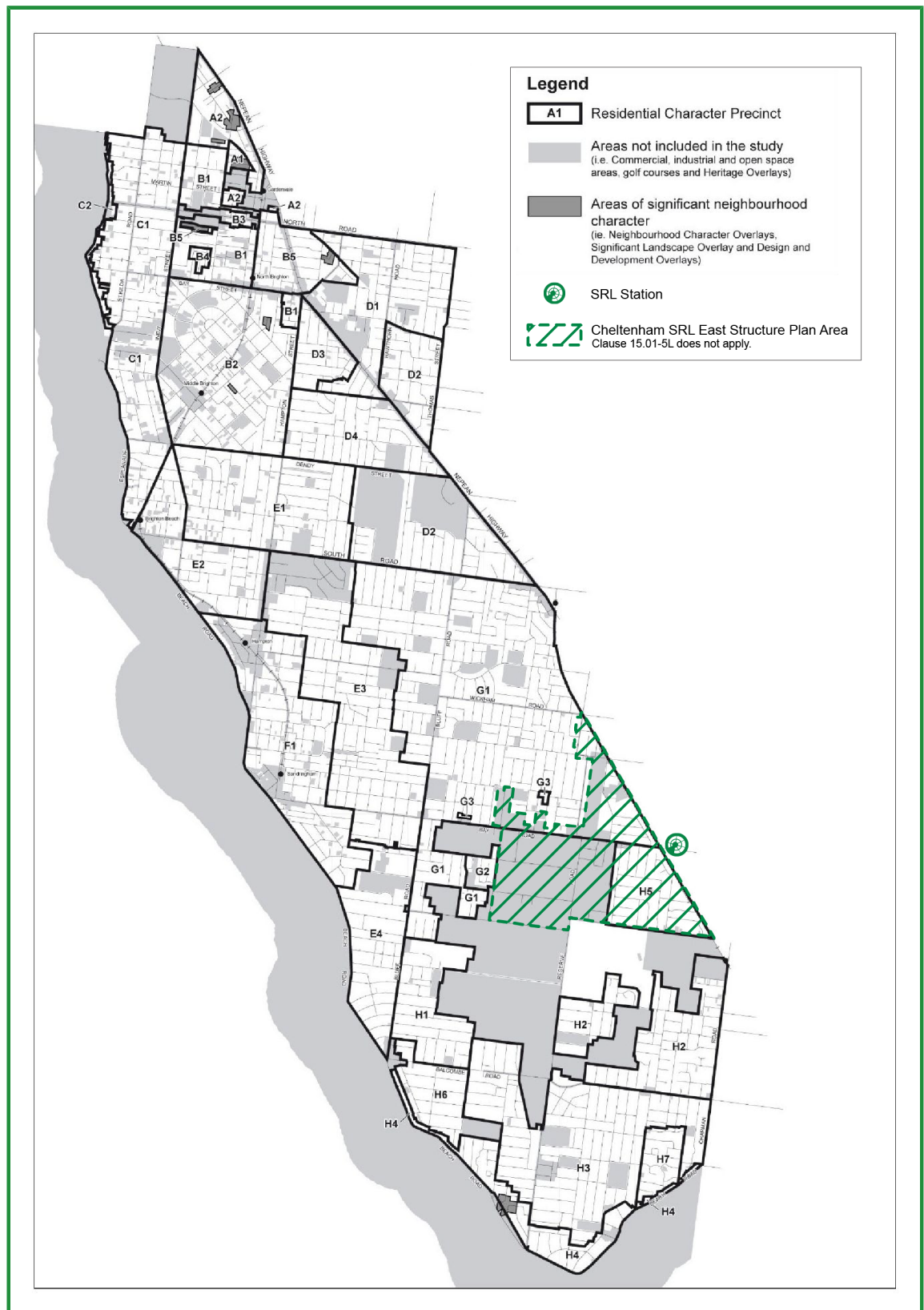
Consider as relevant:

- *Bayside Neighbourhood Character Review* (Planisphere, 2004)
- *Bayside Neighbourhood Character Review Precinct Brochures* (Planisphere, 2006)
- *Bayside Neighbourhood Character Review – Stage 2 Final Report* (Planisphere, 2008, Revised 2011)
- *City of Bayside Highett Neighbourhood Character Review* (Planisphere, 2011)

Neighbourhood character precincts map



BAYSIDE PLANNING SCHEME



15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.