

22.07 HOBSONS BAY WEST NEIGHBOURHOOD CHARACTER POLICY

03/12/2015
C102(Part 1)

This policy applies to development (including subdivision) in the General Residential Zone in the Hobsons Bay West neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.07-1 Policy basis

19/01/2006
VC37

The Hobsons Bay West neighbourhood character area comprises 10 precincts in the suburbs of Laverton, Altona Meadows and Seabrook. The Laverton precincts vary in character, but are generally comprised of open and spacious streetcapes, with low, horizontal dwellings. The proximity to Laverton Creek and stands of large native trees in some areas results in a distinctive bushland feel, which has the potential to be strengthened. Some precincts in Altona Meadows also display spacious and informal qualities due to wide road reservations, generous setbacks and the curvilinear street pattern. Other streetscapes in Altona Meadows are more uniform and compact due to the smaller lot sizes and formal street pattern. The Seabrook area contains a number of recently developed residential precincts, with gardens and street trees still establishing. Some streets in Seabrook are influenced by their proximity to Skeleton Creek, both in terms of their layout and abundance of native vegetation.

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.06 by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas of Hobsons Bay.

The policy implements the findings of the Hobsons Bay Neighbourhood Character Study December 2002 which identifies the key existing characteristics and preferred neighbourhood character of the residential areas of Hobsons Bay West. Development in residential areas should respond to the particular natural and built form elements which contribute to the preferred neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, frontage treatment and vegetation density. The Hobsons Bay Neighbourhood Character Study defines character precincts based on the delineation of areas with similar character elements. These character precincts are shown on Map 1 forming part of this Clause.

22.07-2 Objectives

19/01/2006
VC37

- To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located.
- To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay West.

22.07-3 Policy

03/12/2015
C102(Part 1)

It is policy that the following Character Descriptions, Statements of Preferred Neighbourhood Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the Design Responses are also considered to meet the related Objectives.

Precinct 1, Laverton

Character Description:

This precinct has a distinctive bushland feel due to the stands of large native trees, both in private gardens and the street space and the proximity to Laverton Creek. The informal, bushland qualities of the precinct are strengthened by the generous front and side boundary setbacks and the predominantly low and transparent front fencing. Dwelling materials and heights are consistent, with a low-level horizontality to the built form.

Statement of Preferred Neighbourhood Character:

The sense of spaciousness and informal bushland quality of the precinct should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes native trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible. Front setbacks may be angled to the street.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.

Precinct 2, Laverton

Character Description:

The streetscapes in this precinct have an open, spacious feel due to the large and consistent front setbacks, minimal front gardens and low or no front fences. Building stock is quite uniform being low scale, modest dwellings, with tiled roofs. The northern area of this precinct has a bushland quality due to the informal use of natives as street trees and the proximity to Laverton Creek.

Statement of Preferred Neighbourhood Character:

The spaciousness of the streetscapes and garden settings of the dwellings should be maintained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from front façade. Use low pitched roof forms.

Precinct 3, Laverton

Character Description:

Building styles and materials are mixed and inconsistent, adding variety and interest to the streetscapes in this precinct. Most dwellings are single storey, and combined with generous front setbacks, which results in a low and horizontal built form. The informality of the street layout is emphasised by the lack of footpaths and front fences and the existence of grassy verges.

Statement of Preferred Neighbourhood Character:

The informal variety of the streetscapes in this precinct, and the low and horizontal built form should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.

Precinct 4, Altona Meadows

Character Description:

Though the road reservations are wide, the streetscapes in this precinct have a compact feel due to the small to medium lot sizes, and small to moderate setbacks of the buildings. Wide grassy nature strips and minimal planting within the front setbacks give the streetscapes a bare, unfinished quality which will soften over time provided appropriate planting is encouraged. The winding road pavement, within the grid street pattern, is a distinctive feature of this precinct.

Statement of Preferred Neighbourhood Character:

The uniformity of the building siting, openness of the streetscapes and the garden settings of dwellings should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the consistency of front boundary setbacks.	The front setback should be no less than the average setback of the adjoining two dwellings.
To maintain the pattern of spacing between buildings.	Buildings should be set back from at least one side boundary by a minimum of 1 metre.
To minimise the dominance of car parking structures.	Locate car-parking structures behind the line of the dwelling.

Objectives	Design Responses
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 5, Altona Meadows

Character Description:

Despite the formal grid layout, the streetscapes in this precinct have an informal and open quality due to the predominantly generous front setbacks and wide, grassy nature strips with no footpaths. Though architectural styles and heights of dwellings vary, materials used are consistently brick and tile. The recently constructed dwellings tend to be larger than the original 1970s and 1980s houses in the precinct, with some introducing hard surface treatments into the front setbacks as opposed to the traditional lawns or low level gardens.

Statement of Preferred Neighbourhood Character:

The informal and open qualities of this precinct should be strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Precinct 6, Altona Meadows

Character Description:

This precinct has openness due to the generous front setbacks of the dwellings and lack of front fencing. Houses are a mixture of single and double storey, with the double storey dwellings taking advantage of views to the Bay or Skeleton Creek. The curvilinear street pattern reflects the 1970s and 1980s era of the subdivision and the majority of the housing stock.

Statement of Preferred Neighbourhood Character:

The openness of the streetscape and the garden settings of the dwellings should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.

Objectives	Design Responses
To provide for the reasonable sharing of views to Skeleton Creek or the coast.	Buildings should be sited to take into account the view corridors to Skeleton Creek or the coast from nearby properties and public spaces.

Precinct 7, Seabrook

Character Description:

This precinct demonstrates a consistency in building styles and materials and contains a number of large, native canopy trees in both private gardens and the street space. The existence of tall trees and the curvilinear street pattern in the northern area of the precinct strengthens the native bushland feel and reflects the presence of the creek nearby. Despite the rectilinear street pattern in the southern part of this precinct, the sense of informality is continued due to the planted, wide nature strips and the existence of footpaths only in collector roads.

Statement of Preferred Neighbourhood Character:

Strengthen the open and informal bushland qualities of the precinct.

Objectives	Design Responses
To maintain and strengthen the native garden settings of the dwellings.	Retain large, established trees and provide for the planting of new native trees and shrubs wherever possible. (Locate footings outside root zone).
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use of permeable driveway materials.
To provide for the reasonable sharing of views to Skeleton Creek.	Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.

Precinct 8, Seabrook

Character Description:

The streetscapes in this precinct have a spacious quality due to the generous front setbacks of dwellings and lack of front fences. Wide, grassy nature strips add to this quality. Dwelling styles and materials give the built form a cohesive quality, broken up by large canopy trees both in the public and private domain. The curvilinear street layout is reminiscent of Skeleton Creek, located to the north of the precinct.

Statement of Preferred Neighbourhood Character:

The spacious quality of the streetscapes and the cohesiveness of the built form should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new native trees and shrubs. Retain existing native and indigenous trees and understorey wherever possible. (Locate footings outside root zone).

Objectives	Design Responses
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To provide for the reasonable sharing of views to Skeleton Creek.	Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.

Precinct 9, Seabrook

Character Description:

This precinct is uniform and well maintained with large, decorative dwellings and regular, moderate front setbacks. The streetscapes have an open and manicured appearance due to the lack of front fencing, groomed nature strips and lack of overhead power lines. This formality is reinforced with consistent avenues of native street trees.

Statement of Preferred Neighbourhood Character:

The uniformity and openness of the precinct should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Precinct 10, Altona Meadows

Character Description:

This precinct has a cohesive quality due to the consistently generous front setbacks, space between buildings and low scale building form. The siting of the buildings has also allowed for reasonably sized gardens despite the relatively small housing lots. The street space has a sense of being open and well maintained due to the large, groomed nature strips and the predominantly low or non-existent front fencing.

Statement of Preferred Neighbourhood Character:

The cohesive and spacious qualities of this precinct should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Buildings should be sited and designed to incorporate space for the planting of vegetation.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Objectives	Design Responses
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Policy reference

Hobsons Bay Neighbourhood Character Study December 2002, Hobsons Bay City Council, Planisphere and John Curtis Pty Ltd, December 2002, including Neighbourhood Character Precinct Brochures: Hobsons Bay West Precincts 1 – 10.

Map 1 - The Hobsons Bay West Neighbourhood Character Precincts

