

22.08 HOBSONS BAY NORTH 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 North neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.08-1 Policy basis

19/01/2006
VC37

The Hobsons Bay North neighbourhood character area comprises 13 precincts in the suburbs of Brooklyn, Altona North, South Kingsville, Spotswood and Newport. Brooklyn is characterised by consistent dwelling forms and established gardens, qualities that are also evident in many areas of Altona North and South Kingsville, where single storey brick and tile dwellings from the 1950s and 1960s are a dominant feature. Much of Altona North is also characterised by a formal street layout with the transecting wide diagonal streets being particularly unique. Many streets in Newport contain an architectural mix of housing, with many examples of Pre-war and Inter-war building stock which are highly valued by the local community. Similarly, Spotswood contains pockets of older homes, with the sense of history in some streets being strengthened by established avenues of street trees.

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 North. 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.

22.08-2 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 North.

22.08-3 Policy

19/01/2006
VC37

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 considered to meet the related Objectives.

Precinct 1, Brooklyn

Character Description: This area demonstrates a consistency in building form and setbacks, being modest dwellings located in garden settings. The open space around the houses contributes to a sense of spaciousness in the streetscapes, strengthened by the mostly low front fences affording views into front gardens. The sense of spaciousness is less evident in streets that contain established, large street trees.

Statement of Preferred Neighbourhood Character: The consistent building form and garden settings of the dwellings 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.
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 2, Altona North

Character Description: The architectural style of this precinct is predominantly single storey, brick and tile 1960s dwellings. However, there is evidence of some two storey development and weatherboard dwellings scattered throughout the area. Despite this mix in built form and materials, the unifying element in this precinct are the established gardens, including canopy trees, and the areas of consistent street tree planting. These elements combine to give the streetscapes a sense of ‘green enclosure’, strengthened by the presence of generous nature strips.

Statement of Preferred Neighbourhood Character: The dominance of front gardens and canopy trees throughout the precinct 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. 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 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.
To reflect the building materials in locations where there is particular consistency.	Where consistent brick colours are used on surrounding buildings, use similar toning in the colours of new buildings.

Precinct 3, Altona North

Character Description: This area, developed through the 1950s and 1960s, is one in which the horizontal emphasis of the dwelling form is important, resulting from the low elevations of the buildings in relation to their height. Most have similar, moderate front setbacks and are set back from both side boundaries, giving an open, garden setting to the

streetscapes. In some areas of the precinct, established avenues of Paperbarks give the streets a more enclosed feel. The ‘Walter Burley Griffin-esque’ street layout in the eastern area of the precinct is another unique characteristic of this area.

Statement of Preferred Neighbourhood Character: The horizontality of the dwellings 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.	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.
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 4, South Kingsville

Character Description: This precinct is a relatively intact 1950s and 1960s neighbourhood with a low scale, modest feel. There is a strong sense of cohesiveness due to the similar building forms, both in plan and elevation, and the consistency in front and side setbacks. Views into established front gardens are available due to the low scale front fences, with the streetscapes being further enhanced by the established street trees and nature strips.

Statement of Preferred Neighbourhood Character: The cohesiveness of the built form and garden settings of the dwellings should be retained and enhanced.

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. Buildings should be sited and designed to incorporate space for the planting of substantial 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.
To ensure that buildings and extensions do not dominate the streetscape.	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.

Precinct 5, Newport

Character Description: Large allotments and low scale 1950s and 1960s dwellings characterise this precinct and give the streetscapes a sense of spaciousness. This is strengthened by the moderate to generous front and side setbacks, and the use of low front fences. Private gardens are well established and tall gums in some streets are a feature.

Statement of Preferred Neighbourhood Character: The spaciousness of the streetscapes, consistency of built form and street tree planting should be retained and further enhanced.

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. Provide vehicular access from a rear laneway if available.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.

Precinct 6, Newport

Character Description: The presence of former Railway housing, with vertical timber cladding rarely found elsewhere, distinguishes this precinct from others. This sense of uniqueness is exacerbated by the isolated nature of this precinct due to its separation from housing to the north by a wide road, and lack of housing to the south, east and west. Bluestone kerbs and channels are a consistent feature of streets in the precinct, but street tree planting and presence of nature strips is very inconsistent, resulting in a sense of openness in many streets.

Statement of Preferred Neighbourhood Character: The garden settings and unique dwelling style and 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 trees as well as low level vegetation wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures and access.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Use timber or other non-masonry materials where appropriate, or incorporate lighter colours and materials into the design.

Precinct 7, Newport

Character Description: The streetscapes in this precinct have an intimate feel due to the small allotments and front boundary setbacks, and compact built form. Building styles vary from the older, northern areas of the precinct where pre-war architecture predominates to the southern and western areas of the precinct where 1950s and 1960s homes are located. Inter-war housing dominates through the central area of the precinct. Low and transparent front fences throughout afford views into the small front gardens, and this is combined with the presence of street trees and grassy nature strips in some areas.

Statement of Preferred Neighbourhood Character: The intimate streetscapes and mixed, but compact 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 trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures and accessways.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
	Front fence style should be appropriate to the building era.

Precinct 8, Newport

Character Description: This precinct is older than those to the north and west, as evidenced by the large proportion of Victorian, Edwardian and inter-war housing stock. This is also evident from the smaller front setbacks of some of the dwellings and the presence of rear laneways. Building materials are also mixed, though the use of similar roof tiles is consistent in sections. The streets in this area are dominated by greenery, including established gardens, wide nature strips and areas of avenue planting.

Statement of Preferred Neighbourhood Character: The mix of architectural styles and garden settings of the dwellings should be enhanced 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. Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
	Front fence style should be appropriate to the building era.

Precinct 9, Spotswood

Character Description: The streetscapes in this precinct have a low scale, compact feel due to the predominance of 1950s and 1960s architecture. The use of small pink leafed prunus in some streets enhances this horizontality as well as the use of orange/pink brickwork, which is also often used in matching front fences. The smaller housing lots and side setbacks in the majority of this precinct further enhances the compactness and uniformity.

Statement of Preferred Neighbourhood Character: The uniformity, low scale nature and compactness of the streetscapes should be retained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new canopy 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 10, Spotswood

Character Description: There is a sense of spaciousness in many streets in this precinct due to the large housing lots and generous front setbacks. In other streets, this spaciousness is countered by large, spreading street trees, which form a canopy over the street space. There is cohesiveness to the built form due to the low scale nature of the housing and the consistent use of weatherboard. The established garden settings of the dwellings give this precinct a green, leafy feel.

Statement of Preferred Neighbourhood Character: The cohesive built form and garden settings of the dwellings 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 canopy 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 encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Incorporate timber or other non-masonry materials where appropriate. Front fence style should be appropriate to the building era.

Precinct 11, Spotswood

Character Description: Despite the inconsistent street tree planting, the streetscapes in this precinct are green and leafy due to the established garden settings and existence of many significant canopy trees. The built form is distinctive due to a predominance of relatively intact pre and inter-war timber housing and this, combined with the small allotments and front setbacks, gives the streets a sense of compactness. Generous, grassy nature strips and unmade laneways are another feature of this precinct.

Statement of Preferred Neighbourhood Character: The green, leafy streets, sense of compactness and older, historic homes 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 wide spreading canopy 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.	Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Incorporate timber or other non-masonry materials where appropriate.

Precinct 12, Spotswood

Character Description: This precinct has an isolated feel being surrounded by mixed use and industry. This brings cohesiveness to the area despite the mix in architectural styles and materials, and inconsistent street tree planting. Due to the small to moderate lot sizes and small front setbacks in the majority of the precinct, the streetscapes have an intimate feel. This is further enhanced by low front fences affording views into front gardens.

Statement of Preferred Neighbourhood Character: The intimate streetscapes and older dwellings of the precinct will 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 number of vehicular crossovers and the dominance of driveways and car parking structures.	Provide vehicular access from a rear laneway if available.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
	Front fence style should be appropriate to the building era.

Precinct 13, Newport

Character Description: The streets in this precinct are distinctive due to the existence of notably tall street trees and the retention of bluestone kerbing in most areas. The consistent lot sizes, front setbacks and single storey nature of the built form strengthen this cohesiveness. The allotment and street pattern within this precinct is also unique as allotments do not face the east-west streets.

Statement of Preferred Neighbourhood Character: The distinctiveness of the streets in this precinct and the cohesive, low scale nature of the 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. Buildings should be sited and designed to incorporate space for the planting of substantial 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.
To provide for the reasonable sharing of views to Newport Lakes recreation reserve.	Buildings should be sited to take into account the view corridors to Newport Lakes from nearby properties and public spaces.

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 North Precincts 1 – 13.

Map 1. - The Hobsons Bay North Neighbourhood Character Precincts

