

22.09 HOBSONS BAY SOUTH 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 South neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.09-1 Policy basis

19/01/2006
VC37

The Hobsons Bay South neighbourhood character area comprises 8 precincts in the suburbs of Altona and Seaholme. The character precincts in this area that are located close to the coast display informal beach qualities, with original bungalow styled housing remaining in some streets. Open views to the bay further strengthen the beachside character of many precincts in this area. Inland, the precincts were developed from the 1960s onwards and are more cohesive and uniform in building style, materials and setbacks. Many streets on the western edge of the Hobsons Bay South character area display an informal, ‘out of town’ feel due to proximity to large areas of open space and the stands of tall native trees, both in private gardens and the road reserve.

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 South. 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.

22.09-2 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 South.

22.09-3 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 considered to meet the related Objectives.

Precinct 1, Altona

Character Description: This precinct is distinctive for its cohesiveness and uniformity in building period, materials, form and setbacks. This is further enhanced by the consistent planting of street trees, which are also low-level and reinforce the single storey, horizontal nature of the precinct. There is a sense of openness to the intact 1960s streetscapes, brought about by wide road reservations and nature strips, and low or no front fences.

Statement of Preferred Neighbourhood Character: The intact nature of this precinct, distinctive for its consistent low scale building style, 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.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and 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. Front fence style should be appropriate to the building era.

Precinct 2, Seaholme

Character Description: This precinct is a 1970s ‘oasis’, surrounded by open space. Housing styles and materials, allotment sizes, setbacks and lack of front fencing are all very consistent and suggest a planned approach, which results in very uniform streetscapes. This uniformity and spaciousness are important qualities of this precinct, and could be further enhanced with consistent street tree planting.

Statement of Preferred Neighbourhood Character: The uniformity of the built form and spaciousness of the streets 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 loss of front garden space and 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 3, Seaholme and Altona

Character Description: There is a sense of spaciousness in the streetscapes in this precinct, due to the large lot sizes and generous front setbacks and nature strips. This is strengthened by the low or no front fences, allowing views into the front gardens of the dwellings. Despite the diversity in building stock and street tree planting, the precinct has a sense of cohesiveness due to the regular grid layout of the streets and the coastal feel.

Statement of Preferred Neighbourhood Character: The spaciousness of the streetscapes and the garden settings of the dwellings should be retained 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 loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
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, Altona

Character Description: This precinct demonstrates a diversity of architectural styles and dwelling types, and an eclectic use of building materials and colours. Front fences in a variety of heights and materials add to this mix. The redevelopment of this precinct is a result of the large lot sizes, proximity to Altona Village and desirable coastal location. Retention of the traditional, generous front setbacks and further use of canopy trees in private gardens and the public domain would give the precinct a unifying element.

Statement of Preferred Neighbourhood Character: The diversity of dwelling stock and garden settings 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 loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To encourage innovative architecture.	New buildings should be individually designed to respond to the characteristics of the site and dominant building forms in the area.
To minimise the impact of buildings over two storeys on the streetscape.	Parts of buildings over two storeys should be recessed from the façade of lower levels.
To use a mix of materials that adds interest and vitality to the streetscape.	Use a mix of materials, including timber and non-masonry materials in building design where appropriate.

Precinct 5, Altona

Character Description: The streets in this precinct have a sense of openness due to the large allotments, generous setbacks and wide, grassy nature strips. The proximity to the coast is another unifying element, as are the views over low front fences into the mixed exotic and native front gardens. Built form is mixed in style, but generally low level and provides views behind rooftops of established canopy trees.

Statement of Preferred Neighbourhood Character: The spaciousness of the streetscapes and the garden settings of the dwellings should be retained 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 loss of front garden space and 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 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 6, Altona

Character Description: This area differs quite markedly from the adjacent precinct, being a more recent subdivision with 1980s and 1990s housing stock, much of which is two storeys. The streetscapes have a very open quality, although dominated by the buildings, due to the lack of vegetation and front fencing. This sense of openness is assisted by the lack of power lines and generous nature strips.

Statement of Preferred Neighbourhood Character: The openness of the streetscapes 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 loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Provide only one vehicular crossover per frontage.
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 7, Altona

Character Description: The proximity to the golf course and wetlands gives this precinct an informal ‘edge of town’ feel. There is also cohesiveness to the streetscapes due to the predominance of 1960s and 1970s housing, and established gardens. This is strengthened in some streets by the regular planting of tall, native trees, and wide, grassy nature strips.

Statement of Preferred Neighbourhood Character: The well treed, ‘edge of town’ feel should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the bushland garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes

Objectives	Design Responses
	substantial trees and shrubs. Retain large, established trees and provide for planting of new native trees, where possible. Buildings should be sited and designed to incorporate space for the retention and planting of substantial vegetation.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and 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 do not dominate the streetscape and the wider landscape setting.	Buildings should not protrude above the predominant tree canopy height.
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 8, Foreshore

Character Description: This precinct was originally home to modest, low scale 1950s and 1960s dwellings; however, this area has been transformed through the redevelopment of many sites with larger, contemporary styled dwellings. Despite the architectural mix, there is a consistency to the streetscape due to uniformly large front setbacks, low front fencing and sparse garden planting. Open, bay views and a row of Norfolk Island Pines reflect the unique beachside location of the precinct.

Statement of Preferred Neighbourhood Character: The open frontages and unique coastal setting of the precinct should be retained and strengthened.

Objectives	Design Responses
To strengthen the coastal character of the area through the planting of appropriate coastal species.	Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate coastal species.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To provide for the reasonable sharing of views to the ocean or coast.	Buildings should be sited to take into account the view corridors to the ocean or coast from nearby properties and public spaces.
To encourage innovative architecture that reflects the coastal setting.	New buildings should be individually designed to respond to the characteristics of the coastal location and the site. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent ballustrading etc.
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 use lighter looking building materials and finishes that complements the vegetation and coastal setting.	Incorporate timber or other non-masonry materials where appropriate.

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 South Precincts 1 – 8.

Map 1. - The Hobsons Bay South Neighbourhood Character Precincts

