

22.10 HOBSONS BAY EAST 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 East neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.10-1 Policy basis

19/01/2006
VC37

The Hobsons Bay East neighbourhood character area comprises 11 precincts in Williamstown and part of Newport. There are subtle differences between all precincts in this area but many are influenced by their location close to the bay. The unmade gravel shoulders and grassy verges in many of the older streets in Williamstown results in an informal quality, which is strengthened by the predominant use of weatherboard. Avenues of wide spreading exotics in some streets contrast with this informality. Precincts in the northern part of the character area display more inner urban characteristics due to the close knit network of narrow streets, laneways and small allotments. The majority of dwellings in these areas are low scale and lightweight, with restricted setbacks. Though many precincts in Williamstown and Newport contain older dwellings, there are also some recently developed areas such as the 'Range' and 'Junction' estates. Streets in these precincts tend to have an enclosed feel due to the narrow road pavements and vertical emphasis of the contemporary two storey, sometimes terraced houses.

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 East. 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.

22.10-2 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 East.

22.10-3 Policy

01/11/2007
C31(Part 2)

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, Williamstown North

Character Description

A wide, crescent street forms the spine of this precinct and is distinctive in its form and sense of openness. The predominantly single storey built form and wide nature strips further emphasis this quality, as do the low level front fences allowing views into front gardens. Architectural styles and building materials are very mixed, as are front and side boundary setbacks. The cemetery to the north east and large park to the south west are key landmarks in the precinct.

Statement of Preferred Neighbourhood Character

The variety of dwellings in garden settings and the distinctive crescent streets should be maintained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 reflect 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. Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To ensure new development respects the dominant building scale and forms of the streetscape.	Recess two storey elements from the front façade.

Precinct 2, Williamstown

Character Description

The Rifle Range Estate is a recent and well known subdivision, recognisable for its coastal location and large homes, many in mock architectural styles. Until the street trees and private gardens become more established, the buildings will dominate the streetscapes due to their bright colours and dominant size. When the street trees become established, this combined with the vertical emphasis of the built form and the narrow road pavements will result in a greater sense of enclosure in the streets.

Statement of Preferred Neighbourhood Character

The unique coastal setting of this precinct and planting in the public and private domain should be maintained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 utilises appropriate low maintenance, coastal species.
To minimise 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 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 minimise the impact of buildings over two storeys on the streetscape.	Parts of buildings over two storeys should be recessed from the façades of lower levels and setback at least 3 metres from the front façade.

Precinct 3, Williamstown

Character Description

This area has a sense of spaciousness, heightened by views to the water at the southern end. The streets are characterised by single storey, detached timber homes from the Inter-war and Post-war periods, set within established gardens, though there are a number of examples of two storey redevelopment in heavier materials. While front setbacks vary, many are large and side setbacks are provided. Street tree planting is consistent and mature and makes a substantial contribution to the character and coherence of the precinct.

Statement of Preferred Neighbourhood Character

The garden settings of the dwellings and overall cohesiveness of the precinct should be maintained and improved.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Buildings should be sited and designed to incorporate space for the retention and planting of substantial vegetation.
To reflect 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.
To encourage the use of lighter looking	Incorporate timber or other non-masonry

Objectives	Design Responses
building materials that complement the traditional use of timber where it is particularly consistent.	materials where appropriate. Use simple building detailing.

Precinct 4, Williamstown

Character Description

A mix of early architectural styles is represented in this precinct, although unlike other precincts in this region, Inter-war architecture is quite prevalent. Some houses are substantial and located on large allotments, lending a sense of grandeur to some streets. This is particularly evident in Victoria Street, which is also consistently planted with an avenue of established Ashes. Other streets are more modestly scaled, but common elements of setback, garden settings and pitched roof forms create cohesion. The axial views to the water from the north-south streets are also an important feature of this area.

Statement of Preferred Neighbourhood Character

The early architectural styles representing the historical development of the area, generous front setbacks and garden settings of the dwellings should be maintained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 reflect 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. Minimise the number of vehicular crossovers and provide vehicular access from a rear laneway if available.
To ensure new development respects the dominant building scale and forms.	Recess two storey elements from the front façade.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	Use simple building details. New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
To incorporate lighter looking building materials and finishes that complement the use of timber where this is particularly consistent.	Use timber or other non-masonry materials, or a mixture of masonry and non-masonry materials where appropriate.
	Front fence style should be appropriate to the building era.

Precinct 5, Williamstown

Character Description

Many streets in this precinct have a spacious, shady and informal feel due to the wide-spreading exotics, gravel shoulders and grassy verges. The frequent use of timber adds a distinctive lightness to the streetscapes. Though a substantial proportion of the buildings are timber Victorian and Edwardian homes, there are some examples of more recent architecture and dwelling extensions. The rise of weatherboard and the unmade gravel shoulders and grassy verges in many streets is distinctive of Williamstown and adds to the seaside ambience. This is strengthened by occasional views to the water. Front fences are mixed, but generally low and provide views into established front gardens.

Statement of Preferred Neighbourhood Character

The spacious and informal qualities of the streetscapes, early architectural styles representing the historical development of Williamstown, and the distinctive low scale, lightweight nature of development should be retained and enhanced.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 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. Minimise paving in front garden areas including driveways and crossovers. 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 and heritage buildings and streetscapes.	Development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
To use a mix of materials that complement the predominance of weatherboard dwellings where this is particularly consistent.	Use a mix of materials, including timber and other non-masonry materials, in building design where appropriate. Use simple building details.
	Front fence style should be appropriate to the building era.

Precinct 6, Foreshore

Character Description

Originally home to Victorian and Edwardian villas, this precinct has been in filled since the 1950s with a mix of dwelling types from Modern through to contemporary 1990s styles. While timber is the predominant building material in Williamstown, many dwellings in this precinct are brick or rendered masonry structures. Furthermore, setbacks are substantial along this stretch, unlike most other areas in Williamstown. These factors combine to give the streetscapes a wide and austere feel, exacerbated by the lack of street trees. However, this openness does allow expansive sea views.

Statement of Preferred Neighbourhood Character

The established garden setting and the sense of seaside character in built form expression should be retained and enhanced.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 utilises appropriate coastal species.
To reflect the existing pattern of dwellings.	
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. Minimise the creation and width of new crossovers. Provide vehicular access from a rear laneway if available.
To provide for the reasonable sharing of views to the coast.	Buildings should be sited to take into account the view corridors to the coast from nearby properties and public spaces.
To encourage innovative architecture that reflects the seaside location.	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 balustrades etc.
To encourage innovative and contemporary architectural responses to nearby heritage buildings and streetscapes.	Development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design. Use simple building details.
To use lighter looking building materials and finishes that complements the coastal setting.	Incorporate timber or other non-masonry materials and finishes where appropriate.
	Front fence style should be appropriate to

Objectives	Design Responses
	the building era.

Precinct 7, Williamstown

Character Description

The close-knit network of narrow streets, lanes and small allotments results in a sense of intimacy in many of the streetscapes in this precinct. This is heightened by the low scale, lightweight nature of the built form and the restricted and consistent setbacks due to the small lot sizes. There has been some new development, which is inappropriately scaled and detracts from the intimate nature of the streets. Due also to restricted space, there are no nature strips and little other greenery in the streets. The small front gardens, visible from the street due to low front fences, therefore play an important role in the streetscapes.

Statement of Preferred Neighbourhood Character

The intimate nature of the streetscapes and the distinctive low scale, lightweight nature of development in the area should be retained and encouraged.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 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. Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles, heritage buildings and streetscapes.	Use simple building details. New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative, contemporary design. Front fence style should be appropriate to the building era.

Precinct 8, Newport

Character Description

This precinct is characterised by an architecturally diverse range of housing, but low scale timber homes are the prevailing form. Very few streets have nature strips and therefore street trees are often planted in the footpaths, giving the precinct an inner suburban feel. Some streets are consistently planted with established, tall trees which results in a sense of enclosure in some streets. Low front fences and views to front gardens are an important element in this precinct.

Statement of Preferred Neighbourhood Character

The low scale nature of the precinct and the garden settings of the dwellings should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 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 the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	Use simple building details. New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
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 and finishes where appropriate. Front fence style should be appropriate to the building era.

Precinct 9, Newport

Character Description

Despite the regularity in street layout, road width and laneway pattern, this precinct has a less cohesive character due to the diversity in housing styles and inconsistent street tree planting. Although Victorian, Edwardian and Inter-war buildings are present throughout the precinct, there is also a large proportion of 1950s timber housing and 1960s+ development. The streetscapes in this precinct are quite spacious due to the generally low scale nature of the built form, larger allotments and generous front setbacks.

Statement of Preferred Neighbourhood Character

The generous garden setting and cohesiveness of the precinct should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden	Prepare a landscape plan to accompany all

Objectives	Design Responses
settings of the dwellings.	applications for new dwellings that includes planting within the front setback.
To minimise the dominance of driveways and car parking structures.	Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To ensure that new development respects the dominant scale and form of the streetscape.	Recess two storey elements from the front façade.
To encourage innovative and contemporary architectural responses to heritage buildings and streetscapes.	New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design. Use simple building details.
	Front fence style should be appropriate to the building era.

Precinct 10, Foreshore

Character Description

Though there are occasional original dwellings located along The Strand, much of this precinct has been completely redeveloped with contemporary homes. There are many brick buildings and a high proportion of double storey dwellings. Due to the sheltered micro-climate, many dwellings are located in well established gardens. This combined with the relatively large front setbacks and side setbacks, softens the impact of the often large, imposing buildings. Due to the lack of street tree planting, views are available across the bay.

Statement of Preferred Neighbourhood Character

The established garden setting and the ‘bay side’ expression of the built form should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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 strengthen the bay side character of the area through the planting of appropriate coastal species.	Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.
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 the bay or coast.	Buildings should be sited to take into account the view corridors to the bay or coast from nearby properties and public spaces.

Objectives	Design Responses
To encourage innovative architecture that reflects the bay side setting.	New buildings should be individually designed to respond to the characteristics of the bay side location and the site. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent ballustrades etc.
To encourage innovative and contemporary architectural responses to surrounding heritage buildings and streetscapes.	New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design. Use simple building details.
To use lighter looking building materials and finishes that complements the bay side setting.	Incorporate timber or other non-masonry materials where appropriate. Front fence style should be appropriate to the building era.

Precinct 11, Newport

Character Description

The streets in this precinct have an enclosed feel due to the narrow road pavements and nature strips, and predominance of a two story, terraced building form. The small setbacks of the dwellings from the front boundary and the avenue planting of vertically emphasised natives in many streets strengthens this sense of enclosure. The dwellings are constructed of a mix of materials and are contemporary and often colourful. All garages are located at the rear of the properties and are accessed via laneways. Front setbacks are planted with a mix of low level vegetation, and front fences are mostly low and open.

Statement of Preferred Neighbourhood Character

The sense of enclosure, mix of materials and garden settings of the dwellings should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

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, including canopy trees.
To maintain the use of front setbacks for garden space.	Locate garages and car parking structures at the rear of the site. Provide vehicular access from a rear laneway if available.
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.

Objectives	Design Responses
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.

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 East Precincts 1 – 11.

Map 1. - The Hobsons Bay East Neighbourhood Character Precincts

