

# ALTONA Neighbourhood Character Study

# ALTONA Neighbourhood Character Study

### ABOUT THE STUDY

The aim of the Hobsons Bay Neighbourhood Character Study is to ensure that residential development respects and enhances the future preferred character of the City. The study describes the character, and contains design guidelines for each part of the City.

The character of Hobsons Bay ranges from the beach side or coastal areas, to the historic areas, to the garden dominated suburbs. The Hobsons Bay Neighbourhood Character Study describes the key characteristics and the preferred neighbourhood character of each part of the City, developed with input from the community, using words and pictures. It goes on to translate these variations in character into design guidelines which are to be used in formulating and assessing development proposals.

The study defines a total of 42 precincts in the City. The precincts were defined on the basis of consistent style and era of development, and the relationship of dwellings to the streetscape and landscape in different parts of the City. All precincts are shown on the map on the inside of this brochure.

The Hobsons Bay Neighbourhood Character Study was conducted with considerable input from Hobsons Bay residents and a committee of community representatives including design and development professionals.

### CHARACTER STATEMENT

**DESCRIPTION** Summarises the elements of the Precinct that make it different or distinctive.

**KEY CHARACTERISTICS** List of key elements of the existing neighbourhood character, covering aspects such as vegetation type, era/style of development, front fence style and public domain treatments.

**COMMUNITY VALUES** A summary of values raised by the community of the Study Area through a workshop held in the area during preparation of the study, and by the Steering Committee.

**PREFERRED NEIGHBOURHOOD CHARACTER STATEMENT** Establishes a future direction for development in the precinct, and then lists the key components of that direction. Issues/threats to the achievement of the preferred neighbourhood character are also listed.

### DESIGN GUIDELINES

A tabulation of Objectives, Design Responses and 'Avoid' statements for each listed Character Element. The columns of the table are explained below.

**CHARACTER ELEMENT** lists aspects of the neighbourhood character such as vegetation, siting, height and form and front boundary treatment.

**OBJECTIVES** state the intention and desired outcome for that character element.

**DESIGN RESPONSES** are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

**AVOID** statements of key points of misunderstanding or common errors.

**ILLUSTRATIONS** visually demonstrate some of the Design Response statements.

ALTONA  
CHARACTER PRECINCTS MAP





**Hobsons Bay**  
CITY COUNCIL

PRECINCT ONE  
ALTONA

## ALTONA Neighbourhood Character Study

### CHARACTER DESCRIPTION

#### 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.

#### KEY EXISTING CHARACTERISTICS

- > Architectural style is 1960s.
- > Materials are predominantly brown brick, often with brown glazed tiles.
- > Dwellings are single storey on consistent allotments of 500 to 600 square metres.
- > Front setbacks are moderate and consistent at 5 to 6 metres, though buildings are often angled to the street reflecting the angled subdivision pattern. Side setbacks are 1 to 3 metres.
- > Gardens are low level with mixed species.
- > Front fences are non-existent or low level.
- > Street trees are consistent and are small exotics.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The intact nature of this precinct, distinctive for its consistent low scale and building style, will be maintained and enhanced by:

- > Ensuring buildings are set back from the front and side boundaries in accordance with the predominant setback pattern in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscape.
- > Ensuring buildings respect the low, horizontal scale of the precinct.
- > Encouraging no or low front fencing.
- > Encouraging the planting of front gardens.

#### ISSUES/THREATS

- > Bulky two storey development which emphasises the vertical.
- > High front fences.
- > Construction of car parking structures within the front setback.
- > Loss of street trees.



# ALTONA Neighbourhood Character Study



## DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION	
VEGETATION	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.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.		
	To maintain the consistency of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.		
	To reflect the rhythm of the existing spacing between dwellings.	> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.		
SITING	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.	Car parking structures that dominate the façade or view of the dwelling. Front setbacks dominated by impervious surfaces.		
	HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Recess two storey elements from the front façade. > Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' buildings with unarticulated wall surfaces. Flat or high 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.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere. > Front fence style should be appropriate to the building era.	High, solid front fencing.		



# ALTONA Neighbourhood Character Study

PRECINCT TWO  
SEAHOLME

## CHARACTER DESCRIPTION

### DESCRIPTION

This precinct is a 1970s 'basis', 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.

### KEY EXISTING CHARACTERISTICS

- > Architectural era is 1970s.
- > Materials are brick and roof tiles.
- > Allotments are 500 to 600 square metres.
- > Dwellings are predominantly single storey, with some double storey development closer to the foreshore.
- > Front setbacks are consistent at 7 metres. Side setbacks are 1 to 3 metres.
- > Gardens are low level with mixed species.
- > Front fences are non-existent or very low.
- > Street trees are inconsistent, but generally taller trees of mixed species.
- > The street pattern is a series of courts encircled by linking roads.
- > This precinct is surrounded by open space, and views of the water are possible over the rail line.

### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

### PREFERRED NEIGHBOURHOOD CHARACTER

The uniformity of the built form and spaciousness of the streets will be retained and strengthened by:

- > Ensuring new development is set back consistently with the prevailing front and side boundary setbacks in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring buildings respect the low scale nature of the precinct.
- > Ensuring no or very low front fences.
- > Encouraging use of low level planting within the front boundary setbacks.
- > Encouraging consistent street tree planting.

### ISSUES/THREATS

- > Medium to high front fences.
- > Loss of spaciousness.
- > Car parking structures within the front boundary.
- > Large scale infill development occurring in rear gardens.

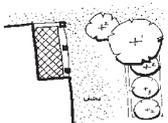
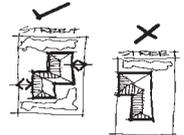
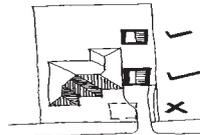


# ALTONA Neighbourhood Character Study

PRECINCT TWO  
SEAHOLME

## DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	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.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.	
		> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings or no less than 6 metres, whichever is the greater.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of the existing spacing between dwellings.	> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.	
	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.	Car parking structures that dominate the façade or view of the dwelling.	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties. > Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
	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 a single storey form.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere, other than in exceptional circumstances.	High, solid front fencing.	



## ALTONA Neighbourhood Character Study

PRECINCT THREE  
SEAHOLME/ALTONA

### CHARACTER DESCRIPTION

#### 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.

#### KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed, but predominantly post-war to 1970s. There are also examples of earlier inter-war housing, including California Bungalow, through the central area of the precinct.
- > Materials are very mixed, being brick, weatherboard, render and fibro. Roofing materials are either corrugated iron or tiles.
- > Allotments are generally 600 to 700 square metres, with a pocket of larger 700 to 900 square metre allotments at the western edge of the precinct.
- > Dwellings were originally single storey, but there are now examples of two and three storey development, particularly close to the foreshore.
- > Front setbacks are inconsistent, but generally 5 to 7 metres. Side setbacks are generally 1 to 3 metres.
- > Gardens are a mix of exotic and native species.
- > Front fences are non-existent or low.
- > Street trees are inconsistent, but generally taller trees of mixed species. There is consistent planting of Norfolk Island Pines along the foreshore.
- > The street pattern is grid like.
- > A feature of this precinct is its proximity to the foreshore.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The spaciousness of the streetscapes and the garden settings of the dwellings will be retained and enhanced by:

- > Ensuring new development is setback from the front and side boundaries in accordance with the prevailing setbacks in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscape.
- > Ensuring extensions to dwellings and new development does not dominate the existing built form or streetscapes.
- > Encouraging planting within the front setback.
- > Encouraging low or no front fencing.
- > Encouraging cohesive street tree planting to be used as a unifying element in the precinct.

#### ISSUES/THREATS

- > New development which dominates the streetscapes.
- > High and solid front fencing.
- > Loss of vegetation.
- > Over-use of impervious surfaces.
- > Car parking or car parking structures within the front setback.
- > Large scale infill development occurring in rear gardens.

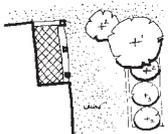
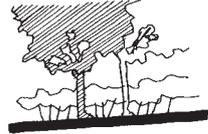
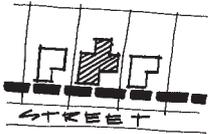
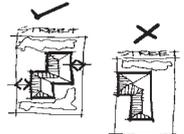
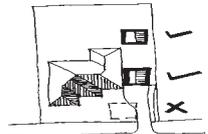


PRECINCT  
THREESEA HOLME/

# ALTONA Neighbourhood Character Study

## DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	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.	Lack of landscaping and substantial vegetation. Large areas of impervious surfaces.	
		> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
		> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.	
		> Locate garages and carports behind the line of the dwelling.	Car parking structures that dominate the façade or view of the dwelling.	
HEIGHT AND BUILDING FORM	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.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views into front gardens.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere, other than in exceptional circumstances.	High, solid front fencing.	



## ALTONA Neighbourhood Character Study

PRECINCT FOUR  
ALTONA

### CHARACTER DESCRIPTION

#### 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.

#### KEY EXISTING CHARACTERISTICS

- > Architectural eras are mixed, but predominantly post-war to 1970s. There are also examples of earlier inter-war housing, and 1980s, 1990s and 2000s infill, unit and townhouse development. There are also examples of 'walk-ups' in this precinct.
- > Materials are predominantly brick, with some weatherboard and fibro dwellings. Roofing materials are either corrugated iron or tiles. Building materials are present in a diverse range of colours.
- > Allotments vary from 600 to 700 square metres, with pockets up to and greater than 900 square metres.
- > Dwellings are a mixture of single and double storey.
- > Front setbacks are generally 5 to 7 metres. Side setbacks are generally 1 to 3 metres.
- > Gardens are a mix of exotic and native species.
- > Front fences are mixed in height and materials.
- > Street trees are inconsistent, but generally taller trees of mixed species. Some streets are consistently planted.
- > The street pattern is a formal grid.
- > A feature of this precinct is its proximity to the Altona Village activity centre and foreshore.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The diversity of dwelling stock and garden settings will be retained and strengthened by:

- > Ensuring new development respects the prevailing setback patterns in the street.
- > Ensuring the plan form and elevations of new development are well articulated.
- > Ensuring front setbacks are not dominated by car parking or car parking structures.
- > Encouraging use of low to medium height, transparent front fences.
- > Encouraging planting of canopy trees in private gardens and the public domain.

#### ISSUES/THREATS

- > High and solid front fences.
- > Car parking dominating the streetscape.
- > Over-use of impermeable surfaces within the front boundary.
- > Loss of canopy trees.

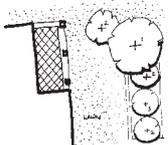
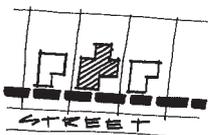
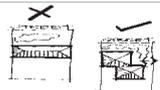
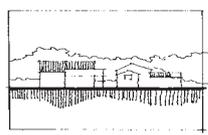
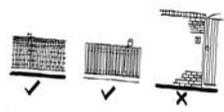


# ALTONA Neighbourhood Character Study

PRECINCT FOUR  
ALTONA

## DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	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.	Lack of landscaping and substantial vegetation in the front garden area.  Large areas of impervious surfaces, particularly in the front garden area.	
		> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of existing building spacing.	> Dwellings should be setback from at least one side boundary a minimum of 1 metre.		
	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.	Car parking structures that dominate the façade or view of the dwelling.	
HEIGHT AND BUILDING FORM	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.	Period reproduction styles and detailing.  Large, 'boxy' buildings with unarticulated wall surfaces.	
	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.	Buildings over two storeys without articulated facades.	
MATERIALS AND DESIGN DETAIL	To use a mix of materials that add interest and vitality to the streetscape.	> Use a mix of materials, including timber and non-masonry materials, in building design.	Large, unarticulated areas of one material only.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape and views to front gardens.	> Provide open style front fences up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



## ALTONA Neighbourhood Character Study



PRECINCT FIVE  
ALTONA

### CHARACTER DESCRIPTION

#### 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.

#### KEY EXISTING CHARACTERISTICS

- > Architectural styles are mixed from post-war to 1970s, with some 1980s, 1990s and 2000s infill and renovations.
- > Materials are brick with some weatherboard and rendered dwellings. Roofing materials are either corrugated iron or tiles.
- > Allotments are large at 600 to 900 square metres.
- > Dwellings are predominantly single storey with some two storey development.
- > Front setbacks are inconsistent and range from 4 to 8 metres. Side setbacks are generally 1 to 3 metres.
- > Gardens are a mix of exotic and native species, with some taller canopy trees.
- > Front fences are generally low level.
- > Street trees are inconsistent, but generally taller trees of mixed species.
- > The street pattern is a formal grid, with generous naturestrips.
- > A feature of this precinct is its proximity to the foreshore.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The spaciousness of the streetscapes and the garden settings of the dwellings will be retained and enhanced by:

- > Ensuring new development is setback from the front and side boundaries in accordance with the prevailing setbacks in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscape.
- > Ensuring extensions to dwellings and new development does not dominate the generally low level built form.
- > Encouraging planting within the front setback.
- > Encouraging low or no front fencing.
- > Encouraging continued use of tall street trees, consistently spaced.

#### ISSUES/THREATS

- > New development which dominates the streetscapes.
- > High and solid front fencing.
- > Loss of vegetation.
- > Over-use of impermeable surfaces.
- > Car parking or car parking structures within the front setback.
- > Large scale infill development occurring in rear gardens.

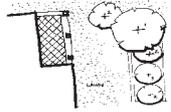
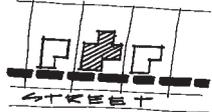
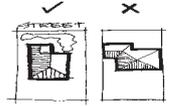
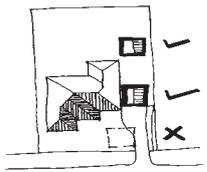


# ALTONA Neighbourhood Character Study

PRECINCT FIVE  
ALTONA

## DESIGN GUIDELINES

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CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	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.	Lack of landscaping and substantial vegetation.	
		> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of the existing spacing between dwellings.	> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carpools behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers.	Car parking structures that dominate the façade or view of the dwelling. Creation of new cross-overs and driveways or wide crossovers.	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, 'boxy' buildings with unarticulated wall surfaces.	
	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.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere, other than in exceptional circumstances.	High, solid front fencing.	



**Hobsons Bay**  
CITY COUNCIL

PRECINCT SIX  
ALTONA

## ALTONA Neighbourhood Character Study

### CHARACTER DESCRIPTION

#### 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.

#### KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1980s and 1990s.
- > Building materials are brick and tile.
- > Dwellings are a mix of single and double storey, with approximately 50% two storey.
- > Buildings are generally setback from at least one side boundary.
- > Front setbacks are moderate at 5 to 7 metres.
- > Gardens are minimal and still establishing.
- > Front fences are mixed in height and materials. Some properties have no front fences.
- > Some small street trees are located in the wide nature strips, but are generally not yet established.
- > The street pattern is curvilinear, and power is underground.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The openness of the streetscapes will be retained and strengthened by:

- > Ensuring buildings are set back from the front boundary in accordance with the prevailing setback pattern in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures and vehicular access does not dominate the streetscape.
- > Ensuring front fences are very low or non-existent.
- > Encouraging front setbacks to be planted, as opposed to paved with an impervious surface.
- > Encouraging consistent street tree planting.

#### ISSUES/THREATS

- > High and solid front fences.
- > Lack of vegetation in the private and public domain.
- > Construction of car parking or other structures within the front boundary.
- > Use of non-permeable surfacing within the front setback.
- > Large scale infill development occurring in rear gardens.

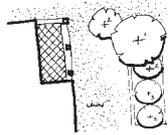
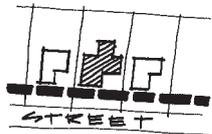
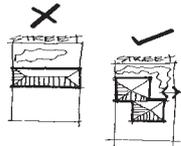
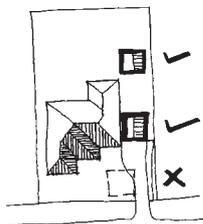
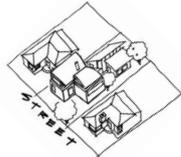


# ALTONA Neighbourhood Character Study

PRECINCT SIX  
ALTONA

## DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	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.	Lack of landscaping and substantial vegetation.	
		> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of large, established trees.	
SITING	To maintain the consistency, where present, of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
		> Dwellings should be setback from at least one side boundary a minimum of 1 metre.	Boundary to boundary development.	
		> Minimise the loss of front garden space and the dominance of car parking structures.	Car parking structures that dominate the façade or view of the dwelling. Creation of new cross-overs and driveways or wide crossovers. Front setbacks dominated by impervious surfaces.	
HEIGHT AND BUILDING FORM	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.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere, other than in exceptional circumstances.	High, solid front fencing.	



**Hobsons Bay**  
CITY COUNCIL

PRECINCT SEVEN  
ALTONA

## ALTONA Neighbourhood Character Study

### CHARACTER DESCRIPTION

#### DESCRIPTION

The proximity to the golf course and wetlands gives this precinct an informal 'edge of town' feel. There is also cohesiveness to the street-scapes due to the predominance of 1960s and 1970s housing, and established gardens. This is further strengthened in some streets by the regular planting of tall, Australian native trees, and wide, grassy nature strips.

#### KEY EXISTING CHARACTERISTICS

- > Architectural style is predominantly 1960s and 1970s, but there are some examples of earlier Post-war dwellings.
- > Building materials are predominantly brick with some weatherboard. Tiles are most commonly used.
- > Allotments are generally 500 to 750 square metres.
- > Dwellings are mostly single storey, with some examples of double storey dwellings and dwelling extensions.
- > Front setbacks are moderate at 5 to 7 metres, with limited examples of large 8 metres setbacks. Side setbacks are generally 1 to 3 metres.
- > Gardens are a mixture of native and exotic plantings, with a number of tall canopy trees.
- > Front fences are low level or non-existent.
- > Street trees tend to be tall, and there are a number of areas of consistent street tree planting.
- > This precinct is located adjacent to the Koorinal Golf Club, with Truganina Swamp, Truganina Reserve and the Cheetham Wetlands also nearby.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Value diversity of housing, including new development that provides for older people.
- > Dislike more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The well treed, 'edge of town' feel will be maintained and strengthened by:

- > Ensuring new development is set back in accordance with the prevailing front and side boundary setbacks in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking and other structures do not dominate the streetscape.
- > Ensuring the retention of existing vegetation, particularly canopy trees.
- > Encouraging the planting of tall, native canopy trees in private gardens.
- > Encouraging low or no front fencing.
- > Encouraging the consistent planting of native street trees.

#### ISSUES/THREATS

- > Loss of canopy trees.
- > Tall and solid front fences.
- > Car parking structures dominating the streetscape.
- > Large scale infill development occurring in rear gardens.

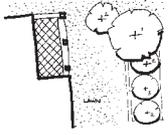
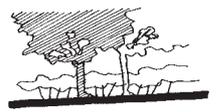
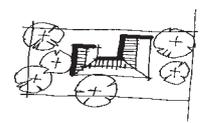
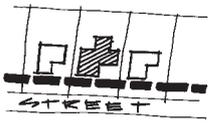
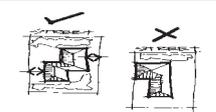
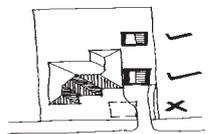
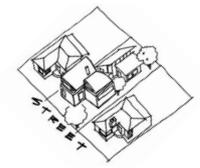


# ALTONA Neighbourhood Character Study

PRECINCT SEVEN  
ALTONA

## DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION	
VEGETATION	To maintain and strengthen the bushland garden settings of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.	Lack of landscaping and substantial vegetation.  Large areas of impervious surfaces, particularly in the front setback area.		
		> Retain large, established trees and provide for the planting of new native trees wherever possible.	Removal of large, established trees.		
		> Buildings should be sited and designed to incorporate space for the retention and planting of substantial vegetation.			
SITING	To maintain the consistency of large front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.		
		To reflect the rhythm of the existing spacing between dwellings.	> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.	
		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.	Car parking structures that dominate the façade or view of the dwelling.	
HEIGHT AND BUILDING FORM	To ensure that buildings do not dominate the streetscape and the wider landscape setting.	> Buildings should not protrude above the predominant tree canopy height.	Buildings that protrude above the 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.	Concentration of the building bulk at the rear of the site.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, and a low open style front fence up to 1.2 metres elsewhere.	High, solid front fencing.		



**Hobsons Bay**  
CITY COUNCIL

## ALTONA Neighbourhood Character Study

PRECINCT EIGHT  
FORESHORE

### CHARACTER DESCRIPTION

#### 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 plantings. Open, bay views and a row of Norfolk Island Pines reflect the unique beachside location of the precinct.

#### KEY EXISTING CHARACTERISTICS

- > Architectural styles are contemporary 1970s to 2000s, with some original 1950s and 1960s dwellings.
- > Materials are very mixed, being brick, weatherboard and render. Roofing materials are predominantly tiles with some corrugated iron.
- > Allotments are generally 500 to 700 square metres.
- > Dwellings were originally single storey, but there are now many examples of two storey development.
- > Roofs are a mix of hipped, gable and some flat roofs.
- > Front setbacks are consistent at 6 to 7 metres. Buildings are not angled to the street. Side setbacks are 1 to 3 metres.
- > Gardens are often minimal due to the exposed coastal location.
- > Front fences are generally low.
- > There is consistent planting of Norfolk Island Pines along the foreshore.
- > The street pattern is curvilinear and follows the shape of the coastline.
- > Clearly, a feature of this precinct is its location on the foreshore.

#### COMMUNITY VALUES

- > Like large housing blocks, with generous front, side and rear setbacks.
- > Like the quality of spaciousness.
- > Like large gardens, canopy trees and the bird life they attract.
- > Encourage diversity of housing, including new development that provides for older people.
- > Discourage more than one driveway per property.
- > Like low scale development that retains neighbours' amenity.

#### PREFERRED NEIGHBOURHOOD CHARACTER

The open frontages and unique coastal setting of the precinct will be retained and strengthened by:

- > Ensuring new development is set back in accordance with the prevailing setback pattern in the street.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscape.
- > Ensuring new development is well articulated in plan form and elevation.
- > Encouraging use of low front fences.
- > Encouraging innovative architecture that reflects the coastal setting.
- > Encouraging use of species well suited to the coastal location.

#### ISSUES/THREATS

- > High, solid front fences.
- > Dominant, bulky structures constructed of heavy materials.
- > Car parking structures dominating the streetscape.
- > Large scale infill development occurring in rear gardens.

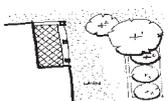
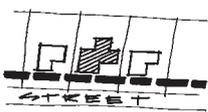
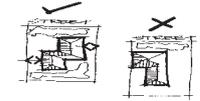
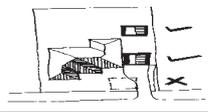
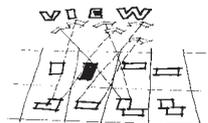
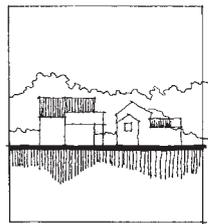
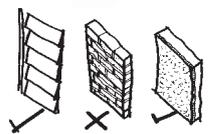


PRECINCT EIGHT  
FORESHORE

## ALTONA Neighbourhood Character Study

### DESIGN GUIDELINES

Development on a site that is subject to a Heritage Overlay should be designed and assessed with reference to Council's Guidelines for Alterations and Additions to Dwellings in Heritage Areas and Guidelines for Infill Development in Heritage Areas instead of the Design Guidelines contained in this brochure.

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID	ILLUSTRATION
VEGETATION	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.	Lack of landscaping in the front setback area.s	
SITING	To maintain the consistency of front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of the existing spacing between dwellings.	> Dwellings should be set back from both side boundaries a minimum of 1 metre.	Boundary to boundary development.	
	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.	Car parking structures that dominate the façade or view 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.	Buildings that completely obscure views from the street and other public areas.	
HEIGHT AND BUILDING FORM	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.	Large, 'boxy' buildings with unarticulated wall surfaces.	
	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.	Concentration of the building bulk at the rear of the site.	
MATERIALS AND DESIGN DETAIL	To use lighter looking building materials and finishes that complement the vegetation and coastal setting.	> Incorporate timber or other non-masonry materials where possible.	Heavy design detailing (eg. Masonry columns and piers).	
FRONT BOUNDARY TREATMENT	To ensure a sense of openness in the streetscape.	> Provide open style front fences up to 1.2 metre in height, other than in exceptional circumstances.	High, solid front fencing.	