



HOBSONS BAY WEST Neighbourhood Character Study

HOBSONS BAY WEST 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.

HOBSONS BAY WEST
CHARACTER PRECINCTS MAP





Hobsons Bay
CITY COUNCIL

HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT ONE
LAVERTON

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural style is predominantly 1950s to 1970s with a homogeneity in building form one to a large proportion of the housing being part of a Post-war RAAF estate.
- > Building materials are brick concrete or fibre, with tile roofs.
- > Housing lots are generally 500 to 600 square metres.
- > Dwellings are predominantly single storey.
- > Front setbacks are large at approximately 6 to 10 metres with wide side setbacks of 3 metres or more. Some dwellings are angled at 30 degrees to the street.
- > Gardens are generally low with minimal plantings. However, there are some pockets of large trees.
- > Front fences are non-existent or low and transparent.
- > Street trees are inconsistently located and predominantly native.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like undergrounded power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The sense of spaciousness and informal bushland quality of the precinct will be retained and strengthened by:

- > Ensuring dwellings maintain generous front and side boundary setbacks, in accordance with the prevailing setbacks on the street.
- > Ensuring new development respects the low scale nature of built form in the precinct.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging informal, native plantings including large canopy trees, in private gardens.
- > Ensuring front fences are low or non-existent.

ISSUES/THREATS

- > High, solid front fencing.
- > Dwellings set too far forward, or on side boundaries.
- > Large, bulky building forms.
- > Increased site coverage and subsequent loss of planting space.

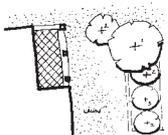
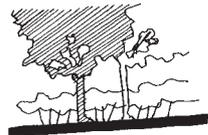
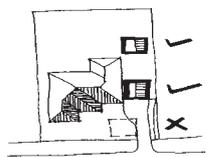


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT ONE
LAVERTON

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 native trees and shrubs.	Lack of landscaping and substantial vegetation. Exclusive use of exotic species.	
		> Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of native trees and other vegetation.	
SITING	To maintain the consistency, where present, of large front boundary setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings. > Front setbacks may be angled to the street.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
		To maintain the pattern of spacing between dwellings.	> Dwellings should be set back from both side boundaries a minimum of 3 metres.	Buildings located on the side boundary.
	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling. > Provide only one vehicular crossover per frontage.	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence where this predominates in the street, or an open style front fences up to 1.2 metres in height, other than in exceptional circumstances.	High, solid front fencing.	



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HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT TWO
LAVERTON

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural style is 1950s to 1960s, with a homogeneity in building form due to a large proportion of the housing being part of a post war RAAF estate.
- > Building materials are brick, concrete or fibro with tiled roofs.
- > Housing lots are generally 500 to 600 square metres.
- > Dwellings are predominantly single storey, with very occasional two story terrace flats.
- > Front setbacks are large at approximately 6 to 7 metres with wide side setbacks of 3 metres or more.
- > Gardens are low with minimal plantings.
- > Front fences are non-existent or low and transparent.
- > Street trees are inconsistently located and predominantly native.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like underground power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

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

- > Ensuring dwellings maintain generous front and side boundary setbacks, in accordance with the prevailing setbacks in the street.
- > Ensuring car parking structures are not located within the front setback.
- > Ensuring only one vehicular crossover per allotment.
- > Ensuring front fences are low or non-existent.
- > Encouraging informal, native plantings in private gardens.
- > Encouraging the introduction of native, large canopy trees in private gardens.

ISSUES/THREATS

- > High, solid front fencing.
- > Dwellings set too far forward, or on side boundaries.
- > Large, bulky building forms.
- > Car parking structures dominating the streetscape.

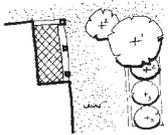
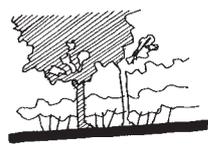
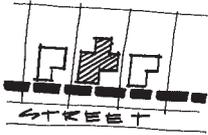
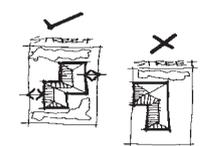
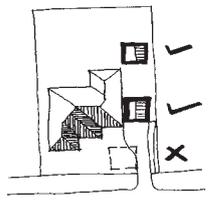


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT TWO
LAVERTON

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, where present, 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.	
		> Dwellings should be set back a minimum of 3 metres from the side boundaries other than where terraced housing predominates.	Buildings located on the side boundary where this is not the prevailing pattern.	
		> Minimise the number of vehicular crossovers and the dominance of driveways and car parking structures. > Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers. > Provide only one vehicular crossover per frontage.	Car parking structures that dominate the façade or view of the dwelling. Dominance of cross-overs and driveways. 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.	
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 metre elsewhere, other than in exceptional circumstances.	High, solid front fencing.	



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HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT THREE
LAVERTON

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1950s to 1980s with some 1990s infill development.
- > Building materials are mixed, including cement sheet, brick or timber.
- > Lot sizes are small at approximately 450 square metres.
- > Dwellings are predominantly single storey. Some double storey development does exist, but it is less common.
- > Front setbacks are generous at approximately 6 to 7 metres. Older style dwellings retain moderate setbacks from side boundaries, while some infill development is built to at least one side boundary.
- > Gardens consist of mixed plantings and manicured lawns with some large trees.
- > Front fences are non-existent or low.
- > A mix of street tree species exists and nature strips are wide with no footpaths.
- > The street pattern is a formal grid with wide road reservations of approximately 20 metres.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like underground power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The informal variety of the streetscapes in this precinct, and the low and horizontal built form will be maintained and strengthened by:

- > Ensuring that dwellings are set back a generous distance from the front boundary, in accordance with other houses in the street.
- > Ensuring that new development respects the low scale nature of the built form in the precinct.
- > Ensuring that car parking structures do not dominate the streetscapes.
- > Encouraging the use of a variety of material and finishes in new development, including front fencing treatments.
- > Encouraging low or no front fences.
- > Encouraging the use of a mix of vegetation in private gardens.

ISSUES/THREATS

- > Loss of garden settings due to site coverage on small lots.
- > High or solid front fences.
- > Dwellings set too far forward.

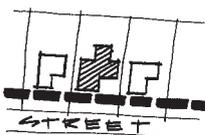
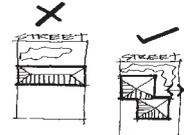


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT THREE
LAVERTON

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.	> 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 maintain the pattern of spacing between buildings.	> Dwellings should be set back from at least one side boundary, by a minimum of 1 metre.	Boundary to boundary development.	
HEIGHT AND BUILDING FORM	To minimise the loss of front garden space and the dominance of car parking structures.	> Locate garages and carports behind the line of the dwelling. > Provide only one vehicular crossover per frontage.	Car parking structures that dominate the façade or view of the dwelling.	
	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.	
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.	



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HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT FOUR
ALTONA MEADOWS

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1990s to 2000s on 450 sq.m. housing lots.
- > Building materials are brick and tile.
- > Dwellings are predominantly single storey with some examples of two storey development.
- > Front setbacks are small and uniform at approximately 4 to 6 metres.
- > Buildings are generally set back from at least one side boundary by a minimum of 1 metre.
- > Gardens are low level and space for plantings is minimal. There are no large canopy trees at present; gardens are establishing.
- > Front fences vary from non-existent to low level.
- > Very few small street trees exist and streets are 20 metres wide on a grid pattern modified by a 'winding' road pavement. Nature strips are consistently wide, but vary due to the modified grid.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Dislike unit development that is inappropriately designed or sited.
- > Support articulated two storey dwellings.
- > Like undergrounded power.
- > Value larger lot sizes.
- > Value rear yard space for recreation and vegetation.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The uniformity of the building siting, openness of the streetscapes and the garden settings of dwellings will be maintained and strengthened by:

- > Ensuring buildings are set back from the front boundary in accordance with the prevailing setback in the street.
- > Ensuring a sense of openness in backyards.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging no or low and transparent front fencing.
- > Encouraging front setbacks to be planted.
- > Encouraging street planting that is consistent in species and spacing.

ISSUES/THREATS

- > Lack of vegetation in the public domain and private gardens.
- > Loss of uniformity of setbacks.
- > High, solid front fences.
- > Dominant car parking structures.
- > Large, bulky building forms.

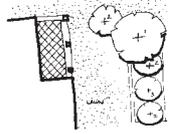
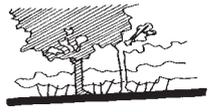
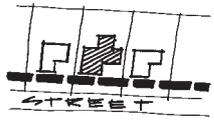
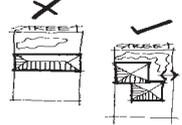
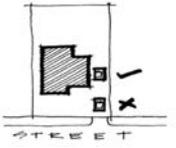
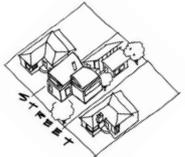


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT FOUR
ALTONA MEADOWS

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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the pattern of spacing between buildings.	> Buildings should be set back from at least one side boundary by a minimum of 1 metre.	Boundary to boundary development.	
	To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	> Provide only one vehicular crossover per frontage. > Locate car parking structures behind the line of the dwelling.	Dominance of cross-overs and driveways.	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscapes.	> 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.	
	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.	



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PRECINCT FIVE
ALTONA MEADOWS

HOBSONS BAY WEST Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1970s to 1990s and predominantly brick and tile.
- > Houses are a mix of single storey and larger double storey dwellings.
- > Lot sizes are a little larger than adjacent precincts at approximately 675 square metres.
- > Front setbacks vary from moderate to generous at 5 to 7 metres. Side setbacks are small to moderate, with occasional buildings being constructed to one side boundary.
- > Gardens are mixed with the occasional canopy tree.
- > Front fences vary in height and style, with some high front fences associated with the more recent larger dwellings.
- > There are intermittent street trees, no footpaths and wide nature strips.
- > The street pattern is a formal grid with wide road reservations of approximately 15 metres.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like undergrounded power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The informal and open qualities of this precinct will be strengthened by:

- > Ensuring dwellings are setback from the front in accordance with the predominant setback in the street, and are off set from at least one side boundary.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging the use of permeable surface treatments, particularly within the front setback of dwellings.
- > Encouraging planting within the front setback, including the introduction of larger canopy trees.
- > Encouraging low and transparent front fencing.

ISSUES/THREATS

- > Impermeable surface treatments dominating the front setbacks.
- > Site coverage not allowing for planting.
- > Dwellings constructed too close to the front boundary.
- > High and solid front fences.

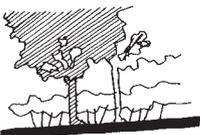
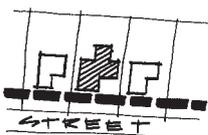
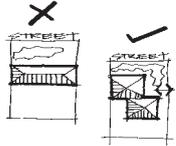
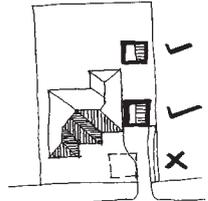
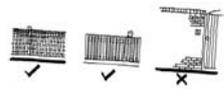


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT FIVE
ALTONA MEADOWS

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.	> 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 the front and side 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 maintain the pattern of spacing between dwellings.	> Dwellings should be set back from at least one side boundary 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. > Provide only one vehicular crossover per frontage.	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 ensure that buildings and extensions do not dominate the streetscapes.	> 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.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide open style front fences up to 1.2 metres in height other than in exceptional circumstances.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

PRECINCT SIX
ALTONA MEADOWS

HOBSONS BAY WEST Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural styles are predominantly 1970s to 1990s.
- > Building materials are brick and tile.
- > Dwellings are a combination of single and double storey. Some double storey dwellings take advantage of water views.
- > Front setbacks are generous being approximately 6 to 7 metres, but the alignment varies due to the curvilinear street pattern. Side setbacks are moderate, with a small number of dwellings being constructed to one side boundary.
- > Gardens are minimal and low level.
- > Front fences are non-existent or low level.
- > Street trees vary in species and are inconsistently located.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like underground power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The openness of the streetscape and the garden settings of the dwellings will be retained and strengthened by:

- > Ensuring dwellings are set back from the front boundary in accordance with the predominant setback in the street and are off set from at least one side boundary.
- > Encouraging low and open, or no front fences.
- > Encouraging planting within the front setbacks.
- > Encouraging consistent street tree planting.

ISSUES/THREATS

- > High front fences.
- > Houses set too far forward.
- > Lack of vegetation.

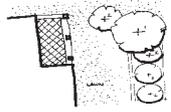
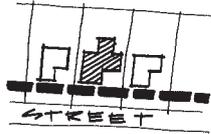
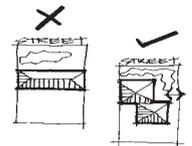
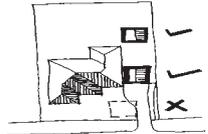
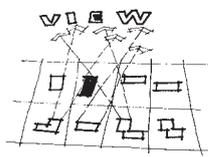


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT SIX
ALTONA MEADOWS

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 generous 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 at least one side boundary 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 Skeleton Creek or the coast.	> Buildings should be sited to take into account the view corridors to Skeleton Creek or the coast from nearby properties and public spaces.	Buildings that completely obscure views to the creek or coast from the street and other public areas.	
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.	
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 WEST Neighbourhood Character Study

PRECINCT SEVEN
SEABROOK

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural styles are predominantly 1970s and 1980s.
- > Building materials are brick and tile.
- > Housing lots are generally 500 to 550 square metres.
- > Dwellings are predominantly single storey. However, there are some double storey dwellings in the northern part of the precinct taking advantage of views to Skeleton Creek.
- > Front setbacks are moderate to generous at approximately 5 to 7 metres.
- > Buildings are set back from at least one side boundary by 1 to 3 metres.
- > Gardens are low level with some large canopy trees scattered throughout the precinct.
- > Front fences vary in height and style.
- > Street trees are scattered and native.
- > The street pattern is rectilinear in the southern part of the precinct and curvilinear in the north, closer to Skeleton Creek.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like undergrounded power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

Strengthen the open and informal bushland qualities of the precinct by:

- > Ensuring dwellings are setback in accordance with the prevailing front and side setbacks in the street.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging the use of native species in private gardens, particularly large canopy trees.
- > Encouraging low or no front fences and/or transparent fencing materials.

ISSUES/THREATS

- > Tall, solid front fences dominating the streetscapes.
- > Loss of native bushland feel through domination by exotic plantings.



HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT SEVEN
SEABROOK

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 native garden settings of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new native trees and shrubs wherever possible. (Locate footings outside root zone). 	<ul style="list-style-type: none"> Removal of large, established trees. Exclusive use of exotic species. 	
SITING	To maintain the consistency, where present, of front and side boundary setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	<ul style="list-style-type: none"> Buildings that are set further forward than the closest of the buildings on the adjoining two properties. 	
	To maintain the rhythm of spacing between dwellings.	<ul style="list-style-type: none"> > Dwellings should be set back from at least one side boundary a minimum of 1 metre. 	<ul style="list-style-type: none"> Boundary to boundary development. 	
	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers. > Use of permeable driveway materials. > Provide only one vehicular crossover per frontage. 	<ul style="list-style-type: none"> 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. 	
	To provide for the reasonable sharing of views to Skeleton Creek.	<ul style="list-style-type: none"> > Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces. 	<ul style="list-style-type: none"> Buildings that completely obscure views from the street and other public areas. 	
HEIGHT AND BUILDING FORM	To ensure that buildings and extensions do not dominate the streetscape.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. 	<ul style="list-style-type: none"> Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. 	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > 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. 	<ul style="list-style-type: none"> High, solid front fencing. 	



HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT EIGHT
SEABROOK

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architecture dates from the 1980s and 1990s with some mock styles.
- > Building materials are brick and tile.
- > Dwellings are predominantly single storey with some double storey homes in the northern part of the precinct taking advantage of views to Skeleton Creek.
- > Front setbacks are approximately 5 to 7 metres.
- > Buildings are set back from at least one side boundary by 1 to 3 metres.
- > Gardens comprise mixed vegetation with some large canopy trees.
- > Front fences are non-existent.
- > Street trees are mixed and often planted in avenues along main roads.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like undergrounded power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The spacious quality of the streetscapes and the cohesiveness of the built form will be retained and strengthened by:

- > Ensuring that new development is set back in accordance with the front and side boundary setbacks of other dwellings in the street.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Ensuring no front fences.
- > Encouraging the planting of large canopy trees in private gardens.

ISSUES/THREATS

- > Introduction of front fences.
- > New development, including garages, set too far forward.
- > Loss of vegetation.

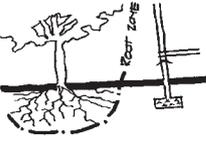
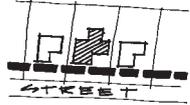
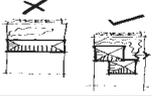
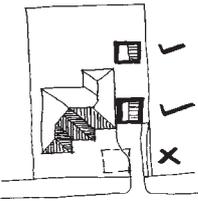
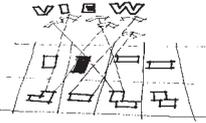


HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT EIGHT
SEABROOK

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.	> Retain large, established trees and provide for the planting of new native trees and shrubs wherever possible.	Removal of large, established trees.	
		> Retain existing native and indigenous trees and understorey wherever possible. (Locate footings outside root zone).	Removal of native trees and other vegetation. Exclusive use of exotic species. Damage to existing large canopy 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 maintain the rhythm of spacing between buildings.	> Dwellings should be set back from at least one side boundary 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. > Provide only one vehicular crossover per frontage.	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.	
	To provide for the reasonable sharing of views to Skeleton Creek.	> Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.	Buildings that completely obscure views from the street and other public areas.	
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.	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	> Provide no front fence, other than in exceptional circumstances.	High, solid front fencing.	



Hobsons Bay
CITY COUNCIL

HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT NINE
SEABROOK

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architecture dates from the late 1990s to 2000s; many in mock styles.
- > Building materials are brick or render with tile or colourbond roofs.
- > The majority of dwellings are two storey in height.
- > There are some examples of garages located forward of dwellings.
- > Front setbacks are moderate at approximately 4 to 6 metres.
- > Side setbacks are a minimum of 1 metre.
- > Gardens are minimal with manicured lawns.
- > The majority of the precinct has no front fences.
- > Eucalypts are planted in avenues in many streets, and there are no overhead power lines.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like underground power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The uniformity and openness of the precinct will be maintained and strengthened by:

- > Ensuring new dwellings are set back from the front in accordance with the prevailing setback in the street.
- > Ensuring garages and carports are set back behind the front building line of dwellings.
- > Encouraging no front fences.
- > Encouraging front setbacks to be planted as opposed to paved with an impervious surface.

ISSUES/THREATS

- > Garages dominating the streetscapes.
- > Lack of plantings.
- > Introduction of front fences.



HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT NINE
SEABROOK

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.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Large areas of impervious surfaces.</p>	
SITING	To maintain the consistency, where present, of front boundary setbacks.	<ul style="list-style-type: none"> > 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 maintain the rhythm of spacing between dwellings.	<ul style="list-style-type: none"> > Dwellings should be set back a minimum of 1 metre from both side boundaries. 	Boundary to boundary development.	
	To minimise the loss of front garden space and the dominance of car parking structures.	<ul style="list-style-type: none"> > Locate garages and carports behind the line of the dwelling. > Minimise paving in front garden areas including driveways and crossovers. > Provide only one vehicular crossover per frontage. 	<p>Car parking structures that dominate the façade or view of the dwelling.</p> <p>Creation of new cross-overs and driveways or wide crossovers.</p> <p>Front setbacks dominated by impervious surfaces.</p>	
FRONT BOUNDARY TREATMENT	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide no front fencing, other than in exceptional circumstances. 	Front fences.	



Hobsons Bay
CITY COUNCIL

PRECINCT TEN
ALTONA MEADOWS

HOBSONS BAY WEST Neighbourhood Character Study

CHARACTER DESCRIPTION

DESCRIPTION

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

KEY EXISTING CHARACTERISTICS

- > Architectural styles are 1960s to 1980s.
- > Materials are predominantly brick and tile with some timber.
- > Lot sizes are small at approximately 450 square metres.
- > Dwellings are predominantly single storey.
- > Front setbacks are consistently generous at approximately 6 metres. Side setbacks are also generous.
- > Gardens are low-level with some canopy trees.
- > Front fences are predominantly non-existent or low and transparent. However, more recently there are a small number of higher, solid front fences constructed.
- > Street tree planting is native and irregularly located and nature strips are wide.
- > The street pattern is a formal grid with wide road reservations of approximately 20 metres.

COMMUNITY VALUES

- > Like street trees.
- > Appreciate energy efficient housing.
- > Value housing diversity and quality.
- > Support articulated two storey dwellings.
- > Like underground power.
- > Value larger lot sizes.
- > Enjoy the sense of community.

PREFERRED NEIGHBOURHOOD CHARACTER

The cohesive and spacious qualities of this precinct will be retained and strengthened by:

- > Ensuring any new development respects the low scale nature of the existing built form.
- > Ensuring retention of the sense of openness in backyards.
- > Ensuring that new buildings are sited in accordance with the existing consistent front and side setback pattern.
- > Ensuring car parking structures do not dominate the streetscapes.
- > Encouraging no or low and transparent front fence treatments.

ISSUES/THREATS

- > High, solid front fences.
- > Lack of vegetation due to smaller lot sizes.
- > Dwellings constructed too far forward and/or without side setbacks.
- > Dominant car parking structures set too far forward.



HOBSONS BAY WEST Neighbourhood Character Study

PRECINCT TEN
ALTONA MEADOWS

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.	> Buildings should be sited and designed to incorporate space for the planting of vegetation.	Dwellings that do not provide sufficient distance from all boundaries to accommodate trees.		
	To maintain the consistency of the generous 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 maintain the pattern of spacing between buildings.	> 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. > Provide only one vehicular crossover per frontage.	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 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.	
		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.		