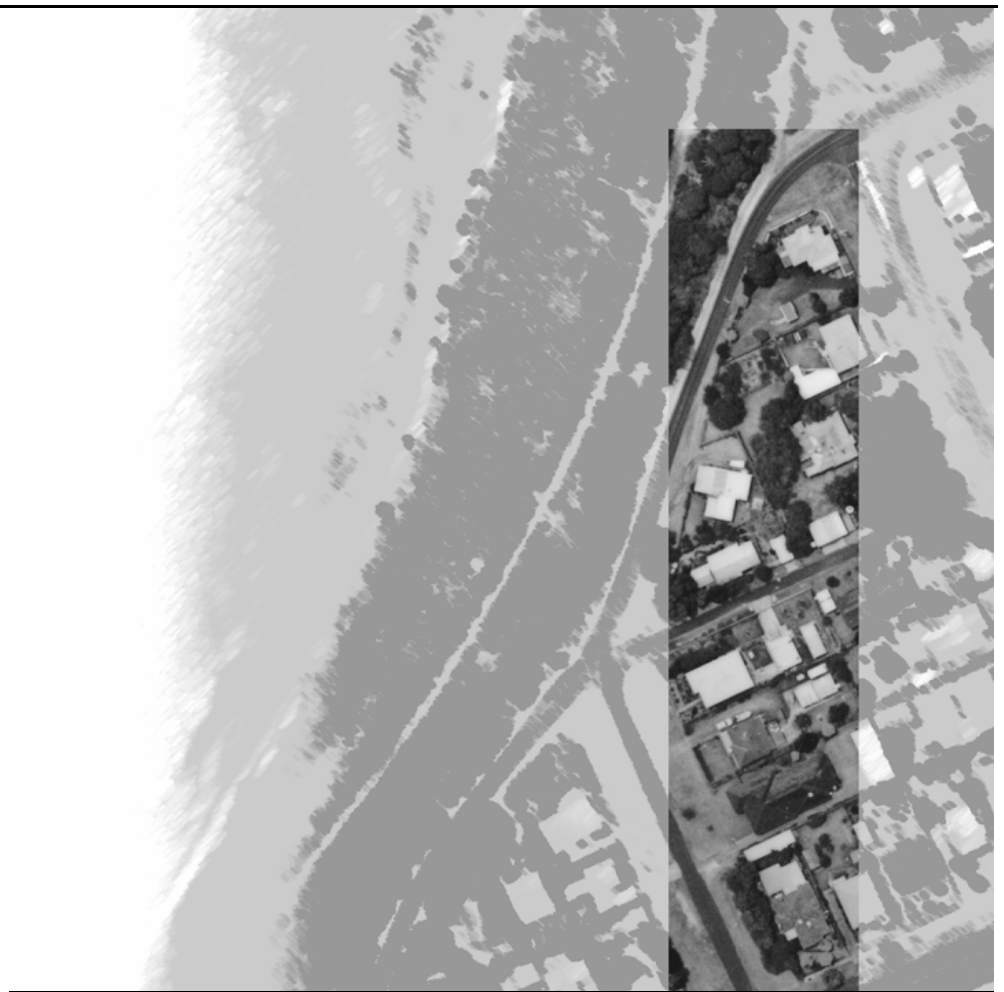


Borough of Queenscliffe: Urban Character Study

Guideline Pack No.3 Building Siting & Design Guidelines for: Foreshore Areas



Part 3 of a 3 Part series

*Prepared for the Borough of Queenscliffe
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Design Guidelines

The Character of the Borough of Queenscliffe.

Townscape Context

Throughout its history, the Borough of Queenscliffe has successfully positioned itself as one of Victoria's premier coastal townships with unique lifestyle and tourism destination qualities. The town's favourable Bellarine Peninsula setting, its proximity to Melbourne, Geelong, Ballarat and its unique relationship with the coast (in particular Port Phillip heads, Swan Bay, Bass Strait and the Mornington Peninsula) have provided a basis for significant physical development and economic stability.

Within this context, the township has resisted significant redevelopment of sensitive areas and recognised that it is the inherent structure, size and dimension of Queenscliffe that has consistently been its primary appeal. It is the 'feel' of the Borough (and its parts) and the delicate balance of urban heritage, natural coastal, and rural residential themes that make Queenscliffe a memorable place. It is this unique combination of development diversity and intimacy that has (and will continue) to position Queenscliff and Point Lonsdale as an intensely popular living environment and tourism destination of regional and state significance.

The Borough's 'Urban Character Study' seeks to define the salient qualities that contribute to the 'feel' and 'look' of Queenscliffe. These guidelines work in accord with the findings of the study in encouraging the protection and consolidation of the key urban character attributes.

Queenscliffe's Urban Character Attributes:

There are a variety of elements that contribute to the 'feel' and 'look' of Queenscliffe. The most tangible elements are those directly linked to its physical form. It is also recognised however, that the Queenscliffe 'experience' is defined by far more than its buildings alone. The urban character of the Borough, and its place as a 'living' township is a result of its unique coastal location, its intimate village scale and its diverse urban form and structure. Specifically, this includes the Borough's

Visual Setting & Natural Environment

- Unique seaside position and relationship to Swan and Port Philip Bays and Bass Strait.
- Outstanding urban skyline and natural coastal vistas with sea view opportunities.
- Sense of isolation, distinctive rural threshold, and open pastoral backdrop.

Village Scale & Ambience

- Intimate municipal scale and diverse urban coastal village environments.
- Clearly distinguishable and separate villages of Queenscliff and Point Lonsdale.
- Predominant village density and prevailing single and double storey building scale.

Diverse Urban Structure

- Sensitive street grid arrangement and its relationship to the topography and coast.
- Broad array of intact heritage and coastal architectural and landscape forms.

Within this context Queenscliffe's total built and natural environment reflects various stages of coastal resort development evolution through the 19th and 20th centuries. Within the Borough, there are intact streetscapes of early Victorian resort dwellings with a distinctly 'urban' presence, examples of less formal Edwardian and Californian Bungalow precincts and consolidated areas of 1930s and 1960s holiday dwellings set amongst coastal tea-tree and moonah. There are also some excellent contemporary infill developments that respond to the Australian coastal ethos.

With the above factors in mind, the Municipal objective is to achieve a future urban character which:

- retains the memorable and sensitive view lines to the sea, coastal dune environments and the townscape skyline,
- retains the unique and intact building, landscape heritage and natural foreshore qualities of the Borough,
- retains the cohesive intimacy of the Borough in its low scale and recessive built forms,
- retains the distinctive identities of the Borough's urban heritage and natural coastal settings,
- sensitively integrates contributing design excellence

The main objective of these documents is to retain the existing significant urban and natural fabric of the Borough, which is mostly of a traditional form. There is however an important objective to encourage 'contributing' design that will allow the Borough to grow and adapt to change in order to evolve. Where contemporary design is permitted, it must contribute to the salient historic or natural fabric of the area. It is not the objective to produce avante-garde, fashionable design that ignores context. Good contemporary design must reflect that infill development will participate in the fabric of the Borough for a long period of time.

One of the fundamental principles of good design is honesty. In the context of the Borough this means avoidance of replica buildings, pastiche and historical cliché. Good design will reflect its own era, within the scale, structure and proportion of its built form and environmental context

Within the context of the above objectives, the following guidelines focus on the consolidating the salient qualities of each of Queenscliffe's unique :

- Urban Heritage areas (Queenscliff)
- Natural Coastal areas (Point Lonsdale), and
- Foreshore areas (Queenscliff, Pt Lonsdale & Narrows).

Design Guidelines

Guideline Pack No.3 Foreshore Areas: General

The Purpose of these Guidelines:

Is to outline the important building siting and design matters that should be taken into account when:

- constructing a new building; or
 - extending an existing building.
- to ensure that future development is responsive to Queenscliffe's urban character.

These guidelines outline the matters that Council will consider in the assessment of development proposals in order to 'achieve high quality urban design and architecture' which 'reflects the particular characteristics, aspiration, and cultural identity of the community and promotes the unique qualities of the township within a strategic context'.

Where these Guidelines Apply:

In all the Urban Foreshore areas of the Borough of Queenscliffe as identified on the figure below as Future Character Management Areas:

- Swan Bay Foreshore Areas
- Port Philip Bay Foreshore Areas
- Point Lonsdale Road Areas

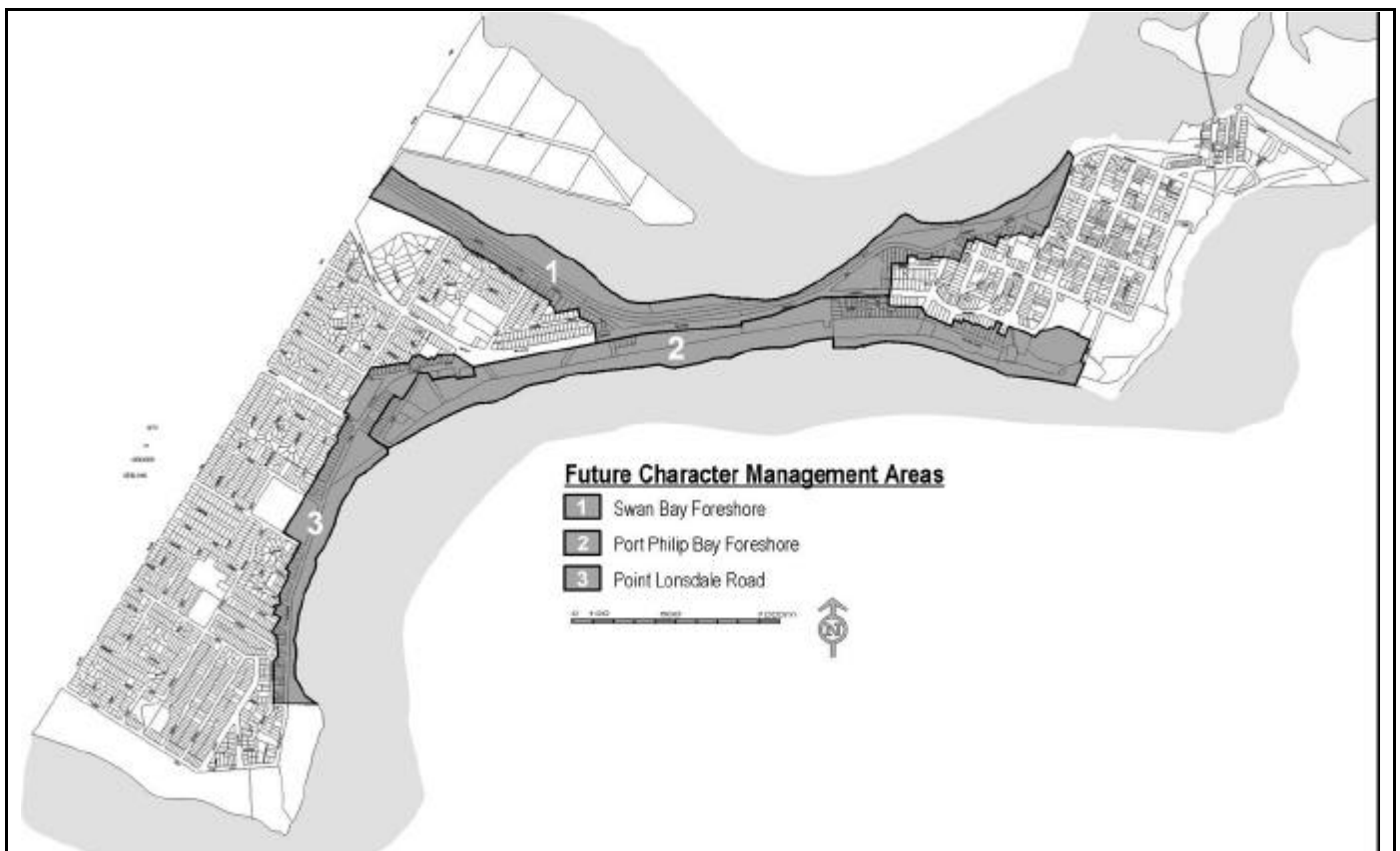
How to Use the Guidelines:

Proposals should aim to meet the design objectives and suggestions set out in these guidelines. These reflect detailed controls outlined in Queenscliffe's Planning Scheme. Applicants should:

- Establish the site location and identify the level of Control on the property.
- Establish whether the site is subject to any other existing policy or controls including zoning or overlay controls.
- Use these guidelines as tools in preparation of the development proposal and in considering the suitability of the proposal in the context of neighbourhood character.
- Councils Town Planners are available to discuss proposals and explain how to use the guidelines. It is the responsibility of the applicant to ascertain Council requirements.

Is a Planning Permit Required:

The provisions of the Queenscliffe Planning Scheme should be checked with Council's Planning department.



Areas to which these Guidelines Apply

While the guidelines contained in this document apply to all the areas shown above, they have essentially been prepared for residential development on conventional lots. In relation to non-residential development or development on large sites, only the objectives that are relevant need be addressed.

Design Guidelines

Guideline Pack No.3 Foreshore Areas: Character Statement

The Character of Foreshore Areas:

The demand for bay views and proximity to the natural coastline has determined the configuration and form of Queenscliffe's foreshore development. The character of these coastal areas and their attraction as places to live and visit stem from its 'closeness' to Queenscliffe's distinctive dune, cliff and coastal flat condition. The main features which contribute to this character are described below, so that people developing in the area understand the attributes Council is seeking to preserve and enhance through these guidelines. The retention and enhancement of these features is the key consideration to take into account when siting and designing buildings or additions in these urban areas, and underlies the more specific considerations listed in the remainder of these guidelines.

The urban foreshore areas of Queenscliffe, in particular the extensive development overlooking Swan Bay dominates the experience of the Borough from the water. In contrast, the primary dune system to Port Philip Bay, and its transition to Fort Queenscliffe and Point Lonsdale conceals a considerable belt of more recent (and higher) coastal development. The visibility of this development, and the continued pursuit for water views is increasingly noticeable from both the bay, beach and the Borough's primary entrances and has eroded the predominantly 'natural' gateway to the Borough.

The protection of the open, natural gateway to the Borough (highlighting Swan Bay and the Port Philip Dune system) is of primary importance, with key issues of building height and coastal visual intrusion to be carefully considered in the design process.

Key Attributes

Other key attributes to be considered are the area's:

- stunning views of Port Philip and Swan Bays from buildings, roads and other public spaces in the area.
- substantial grouping of 1960s to contemporary 2 storey detached dwellings overlooking Swan Bay which are highly visible from many northern parts of the Borough.
- established built edge to Pt Lonsdale Road comprising 1 and 2 storey post war buildings facing the Port Philip dune, creating a strong urban entrance.
- organic streetscape pattern which strongly parallels the Swan Bay and Port Philip coastal edge, providing for enclosed dune and panoramic bay views.
- informality of streetscape materials/ finishes and lack of formal footpaths, verges, front fencing and constructed driveways reminiscent of a coastal resort setting.
- prevailing native coastal landscape within the Port Philip dune which, in conjunction with the landform, effectively concealing 1 and 2 storey buildings.
- Unique association with and proximity to the bays, and tailoring of local contemporary building design in response to sensitive seaside conditions



Contemporary buildings design



Bay views



Informal streets



Coastal landscape

Design Guidelines

Guideline Pack No.3 Foreshore Areas: Site Layout

Design Objectives:

1. A layout which endeavours to minimise the visual intrusion of buildings or any other elements into the natural foreshore and dune setting.
2. A layout of buildings or additions which is consistent in terms of location and relationships to existing buildings on the site or associated adjacent buildings.
3. A layout of building or additions, paved areas, and driveways, car parking, active outdoor living areas and landscape areas that suits the site having regard to its physical, historic and environmental features and the location of buildings on adjacent land.
4. A layout which provides a high quality of living for occupants of the site and which maintains an appropriate standard of amenity for the occupants of adjoining dwellings
5. A layout which carefully considers the need for future extensions or additions on the site at the ground level (ie total site planning).
6. On sites where vegetative screens are insubstantial, a layout which provides the opportunity for landscaped areas in appropriate locations to be planted with tea-tree and moonah to screen buildings from view, extend the roadside vegetation corridor, and reinstate the natural environment.
7. A layout which minimises the removal of any existing native coastal trees that contributes to the total natural vegetated presence of the foreshore or dune.
8. A layout which locates buildings on the flattest portion of the site so as to minimise the need for site excavation and major dune or earth disturbance.

Avoid locating the building on the higher portions of the dune or on ridgelines or any higher or visible parts of the site (especially as viewed from the bays or beaches)

Locate the house on the flattest parts of the site to minimise the extent of cut and fill or soil disturbance

Identify a building location which minimise views to the house from the street or from other public spaces, which provides the opportunity for native coastal screen planting in front of the house and between houses in a street.

Ensure buildings establish a frontage to the street and a street address



Minimise site coverage and paved surfaces to reduce stormwater runoff within the sensitive coastal settings

Provide north facing indoor and outdoor living areas where possible to maximise solar access.

Provide for appropriate outdoor living areas, preferably with direct access to indoor living areas with northern orientation.

Have regards to bay or landscape views from the site or across the site from other properties .

Prepare a landscape plan showing existing and proposed trees for any proposed development

Foreshore Areas: How to Achieve the Site layout Objectives

Design Guidelines

Guideline Pack No.3 Foreshore Areas: Building Design

Design Objectives:

1. New buildings and extensions which respond to the coastal condition, blend in with the existing natural coastal character of the area and express a contemporary coastal design that interprets the traditional resort/ holiday building massing, scale, proportion and material palette.
2. Building designs or extensions which take into account the features of a site, the predominant coastal condition and any sensitivities associated with coastal environments, and any view corridors from the streets, public places, surrounding properties, foreshore areas and the bay.
3. Building design which make efficient use of sites and apply the principles of environmentally sustainable design and solar energy efficiency in an innovative way without compromising the natural quality of the area.
4. New buildings or additions that respect the character of any primary existing building on the site or any prevailing or high quality architectural expression, and minimise the visual impact of change within the foreshore setting.
5. New buildings or additions which sensitively and coherently interpret the variety of coastal holiday building types and styles that have developed in the Borough through the 20th century.

Use staggerred and varied roof lines, (including pitches and curves) and vary the setback of walls to reduce the visual bulk and impact of buildings in natural coastal surroundings

Encourage the innovative contemporary coastal design themes, including the use of lightweight glazed and metallic materials, open decks and balconies, curved roofs and refreshing coastal colours.

Choose building materials which are non reflective and which are of natural and muted colours that will blend in with the open or vegetated coastal setting

Avoid direct overlooking into neighbouring properties and minimise the loss of longer distance views across the site from neighbouring properties



Use split level floors within buildings to reduce the height of the building above ground level on sloping sites and to reduce the need for excavation

Adopt innovative building design techniques and materials that reduce energy use and are responsive to the harsh coastal conditions (withstanding wind and salt attack)

Utilise robust coastal building materials in an innovative manner, including the sensitive use of horizontal weatherboard cladding, light tone rendered brickwork, Colourbond roofs, timber and stainless steel verandahs, doors and windows and painted finishes.

Foreshore Areas: How to Achieve the Building Design Objectives

Design Guidelines

Guideline Pack No.3 Foreshore Areas: Building Heights & Setbacks

Design Objectives:

1. Building heights and setbacks which retain the existing prevailing rhythm, scale and setback along both the street and the foreshore.
2. Building heights and setbacks which ensure that no individual building or extension dominates the streetscape, dune or coastline.
3. Buildings heights and setbacks which support an appropriate relationship between buildings on the site and site boundaries, as well as adjoining buildings.
4. Buildings of a height which do not extend above the ridge line of dunes, or in particularly sensitive locations project above the coastal tree canopy.
5. Building heights and setbacks which ensure adequate daylight to all habitable rooms and private open spaces on the development site.
6. Building heights and setbacks that do not cause any adverse amenity impacts to adjacent dwellings.
7. Building heights and setbacks that, where appropriate, provide the opportunity for the foundation of established gardens in front setbacks to contribute to the coastal and streetscape setting.

Buildings and additions should not exceed 2 storeys in height (with a maximum height of 8.5 metres) and should generally conform to the height of adjoining buildings so that significant projection above the tree canopy does not occur

Front setbacks should be the same as the setbacks of adjacent buildings or if these are different the setback may be between the setbacks of adjacent buildings, or the prevailing height of buildings in the street, whichever is the less of the two.

Building boundary to boundary on the ground floor is generally not permitted



The highest point of roofs should not be greater than the highest point of any adjacent buildings.

Outbuildings may be sited on the side and rear boundaries, provided the height on the boundary does not exceed a maximum height of 3.6 metres with an average of 3 metres and a total length of 10m

side and rear setbacks depend on the height of the building as set out in the diagram, but is generally:

- 1.2m for a single storey building (up to 3.6m height) and
- 1.92m for a double storey building (with a 6m high wall)
- or equal to the side and rear setbacks of buildings on adjoining sites

Design Guidelines

Guideline Pack No.3 Foreshore Areas: Fencing, Driveways & Landscape

Design Objectives:

1. Fencing which clearly defines the side and rear boundary of the property and provides adequate security and privacy for the building and associated private open spaces.
2. Fencing, particularly to the site's front or coastal boundary relates strongly to the open and transparent character of the coastal setting.
3. Fencing, particularly at the front of the site which takes into account the open configuration and visually transparent treatment along the foreshore.
4. Driveways and paths which are attractive, provide adequate access and minimise surface drainage run-off in coastal or dune environments.
5. Driveways and parking areas that are not visually dominant at the street or from public spaces or are screened by appropriate frontage landscaping.
6. Carports and garages designed in sympathy with buildings (roof shape, wall and roof materials) which are visually screened from street or foreshore view.
7. Retention and conservation of existing 'contributory' vegetation that is visible from the streetscape or foreshore.
8. Creation of an attractive environment which requires low maintenance and assists with energy conservation.
9. Complement existing plantings on site with appropriate new planting to assist in blending-in of the buildings or extensions into the character of the area
10. Creation of landscaped setbacks to side boundaries to minimise the potential for overlooking, whilst providing an important landscape link to rear garden and private open space areas
11. Formation of landscapes within private gardens areas as appropriate shade elements and environmental barriers to any severe coastal conditions.

Retain existing native coastal vegetation (particularly tea tree, coastal heath, moonah) on the site wherever possible and protect existing trees from damage during construction.

Use curved driveways to reduce the visual impact of driveways on the natural appearance of the area.

Utilise the natural slope of the land or mounding to screen buildings from view from roads and avoid the need for fences

Use lightly structured post and wire fences along the street frontage to minimise the impact on natural coastal appearance of the area



Ensure driveways have a minimum impact on existing vegetation use gravel and other permeable pavement materials

Adopt a visually open boundary fencing to the site's foreshore boundary.

Wherever possible use tea tree, coastal heath and moonah in landscaping of private gardens

Foreshore Areas: How to Achieve the Fencing, Driveway and Landscape Design Objectives