

Bellerive Bluff precinct

Neighbourhood Character and Urban Design Framework Study

Prepared for the City of Clarence
April 2016

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Bellerive Bluff

Urban Design Framework + Neighbourhood character

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Photography: Leigh Woolley ©



Facing west / south-west toward the municipal boundary of the River Derwent, Bellerive Bluff is a distinctive headland and settlement focus

Background

The project, its direction and intentions

Bellerive Bluff (previously identified as Kangaroo Point) has long been recognised as a special place within Southern Tasmania.

Previous planning schemes and heritage studies have recognised the special neighbourhood characteristics of heritage structures within the extended precinct. However local identity has much to do with location, not just built character. With the over-riding of the Bellerive Bluff overlay in the Clarence Interim Planning Scheme, and the introduction of Planning Directive 4 (PD4) and its 'universal' approach to the design of single dwellings, Council is concerned the characteristics that are special to the place will over time, be lost.

Accordingly and within this context, this study seeks to broaden appreciation of the distinctiveness of Bellerive Bluff.

Bellerive Bluff precinct : Differentiating urban character

Every building, precinct and city is part of a landscape. The landforms of which they are a part, pre-date human settlement.

Buildings are usually the focus of attention when considering the character of a city or a city region. Human habitation and buildings are synonymous. Settlement inevitably develops in response to the form and character of the setting.

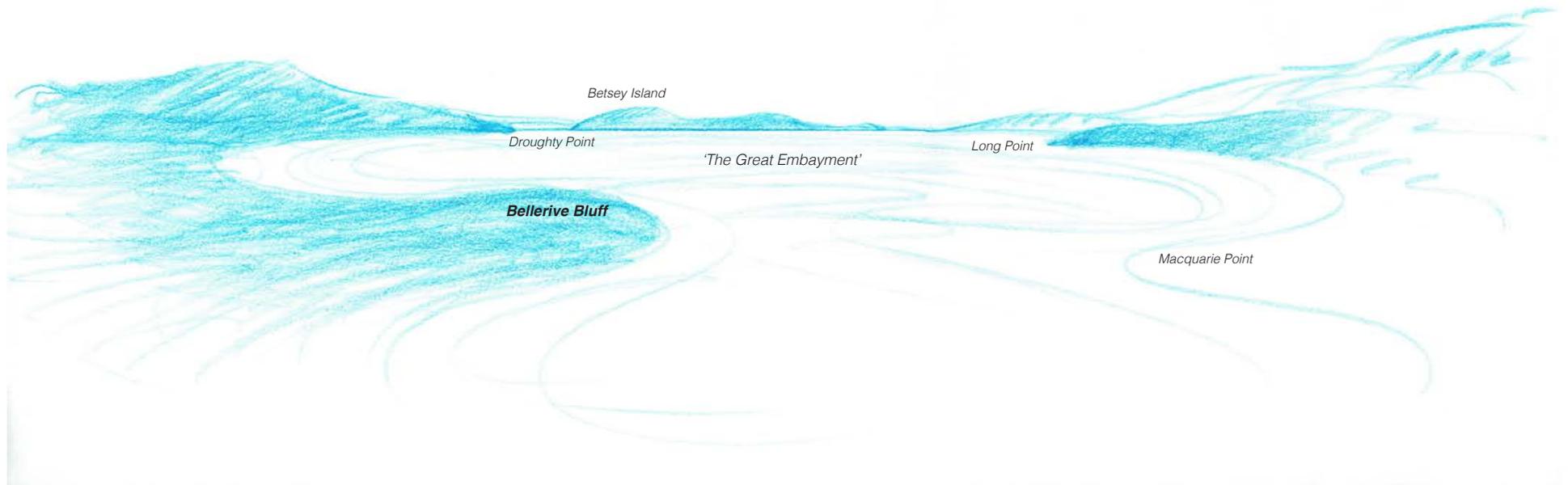
This study, in focussing on the character of Bellerive Bluff, initially therefore seeks to appreciate the setting of the dwelling region, in order to *locate* the bluff and identify its particular character, which includes its built inventory and settlement pattern.

It then moves to consider the role of the built pattern upon the Bluff, identifying how this experience is also locally characteristic.

1.0 Placing: **Bellerive Bluff in its regional setting**

*The landform structure of the dwelling region
The role of headlands/ bays and rising ground*

*Regional settlement character
The place of Bellerive Bluff within the extended scale of the dwelling region*



Establishing an Urban Design Framework

Considering the location within the regional setting



*The edge where land, water and people meet
The Esplanade at Bellerive Bluff*



Geological foundation : The River Derwent and its headlands

Large scale faulting has had a dramatic influence on drainage patterns in several areas of Tasmania, including the Derwent River. It is a graben confined stream, flowing over near horizontal Permian and Triassic sedimentary rocks and Jurassic dolerite. It owes its form to the faulting in the early Tertiary period (about 65 MYA), glaciation during the Pleistocene, and the down-throwing of the lower valley due to a rise in sea level after melting of the Pleistocene ice sheets between 18000 + 6000 years ago.

Sections across the Derwent near Bellerive Bluff show a modified channel cut in bedrock to a depth of about 53 m below present sea level. The physiography of the Lower Derwent is controlled by the drowning of the estuary since the Pleistocene. As a result the banks of the Derwent are extremely irregular. Hills in existence before the post-glacial increase in sea level are now headlands, and the small tributary valleys are now indentations in the coastline.

The building of spits to close bays, was part of the cycle of erosion following submergence of the coastline, such as Ralphs Bay and Pipe Clay lagoon at Cremorne.

Notes compiled from 'Behind the Scenery' (1990)

The Setting and the Landform

Geology confirms the location as a prominent sandstone headland in contrast to adjacent dolerite promontories

Jurassic dolerite is the most extensive, and the least resistant, rock type in the dwelling region. Accordingly it dominates the landscape - producing features such as the Wellington Range and most headlands. (1991 Mines Dept.) Adjacent to Kangaroo Bay dolerite is exposed.

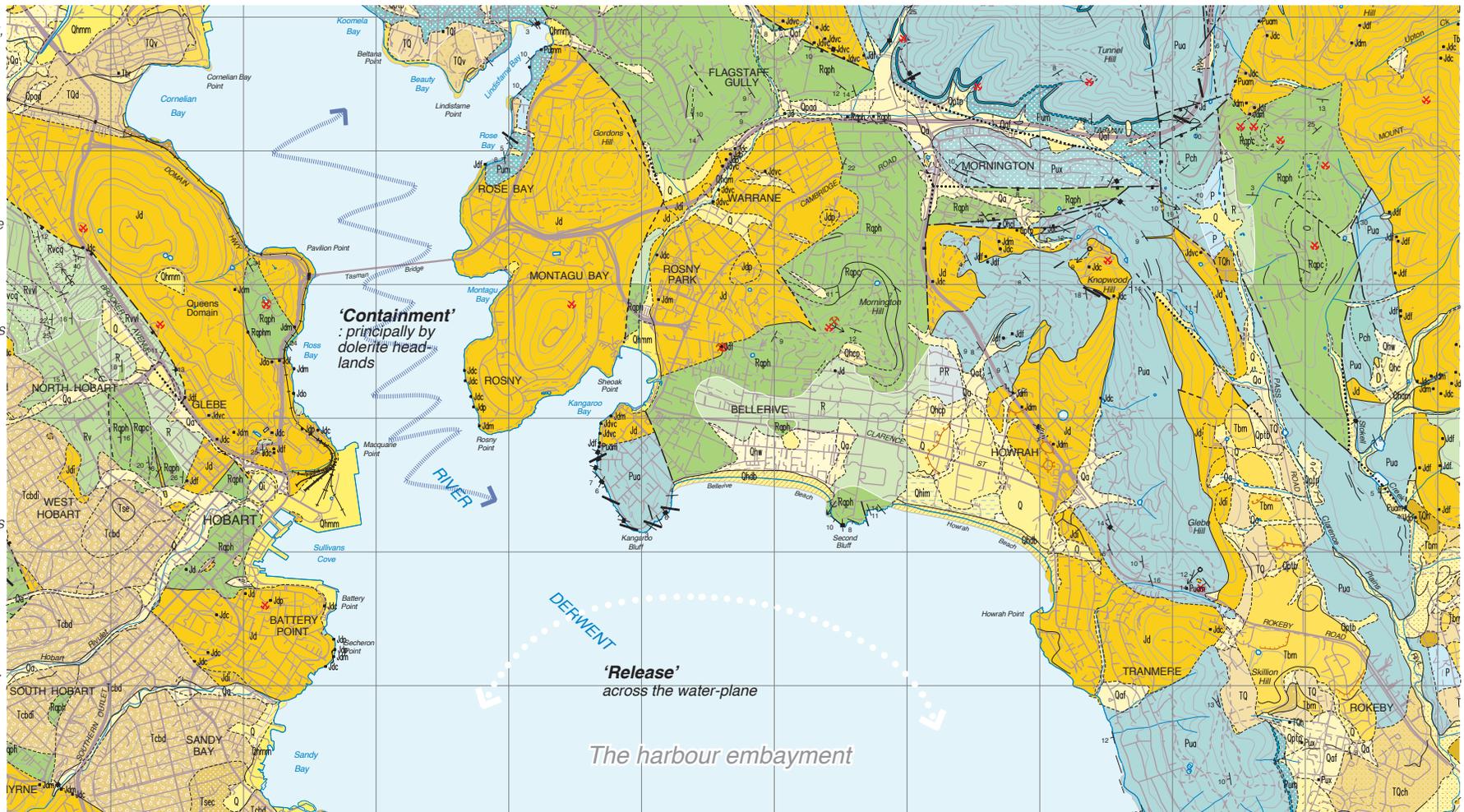
By contrast Permian siltstones are exposed around Kangaroo Bluff. The normal character of the 'massive beds of siltstone ... dip gently westward.' (Leaman p.120)

The potential of the extensive deposits of sandstone was realised in the 1850's. Thousands of tons were removed and shipped to the 'mainland'; used to construct the Melbourne Post Office and Law Courts. (Spirit of Clarence 1989 p. 52)

The Bellerive and Howrah Beaches mark the great 'embayment' of the Derwent Estuary before its major change in form. Bellerive Bluff announces this significant transition.

Bluff; A steeply rising slope marking the outer margins of the floodplain of a river, (Clark p.49)

Pua	Unfossiliferous quartz siltstone, including Risdon sandstone
Rqph	Thickly bedded medium to coarse sandstone
Jd	Jurassic dolerite



Dept. Infrastructure Energy and Resources. Mineral Resources Tas. Hobart Sheet 5225

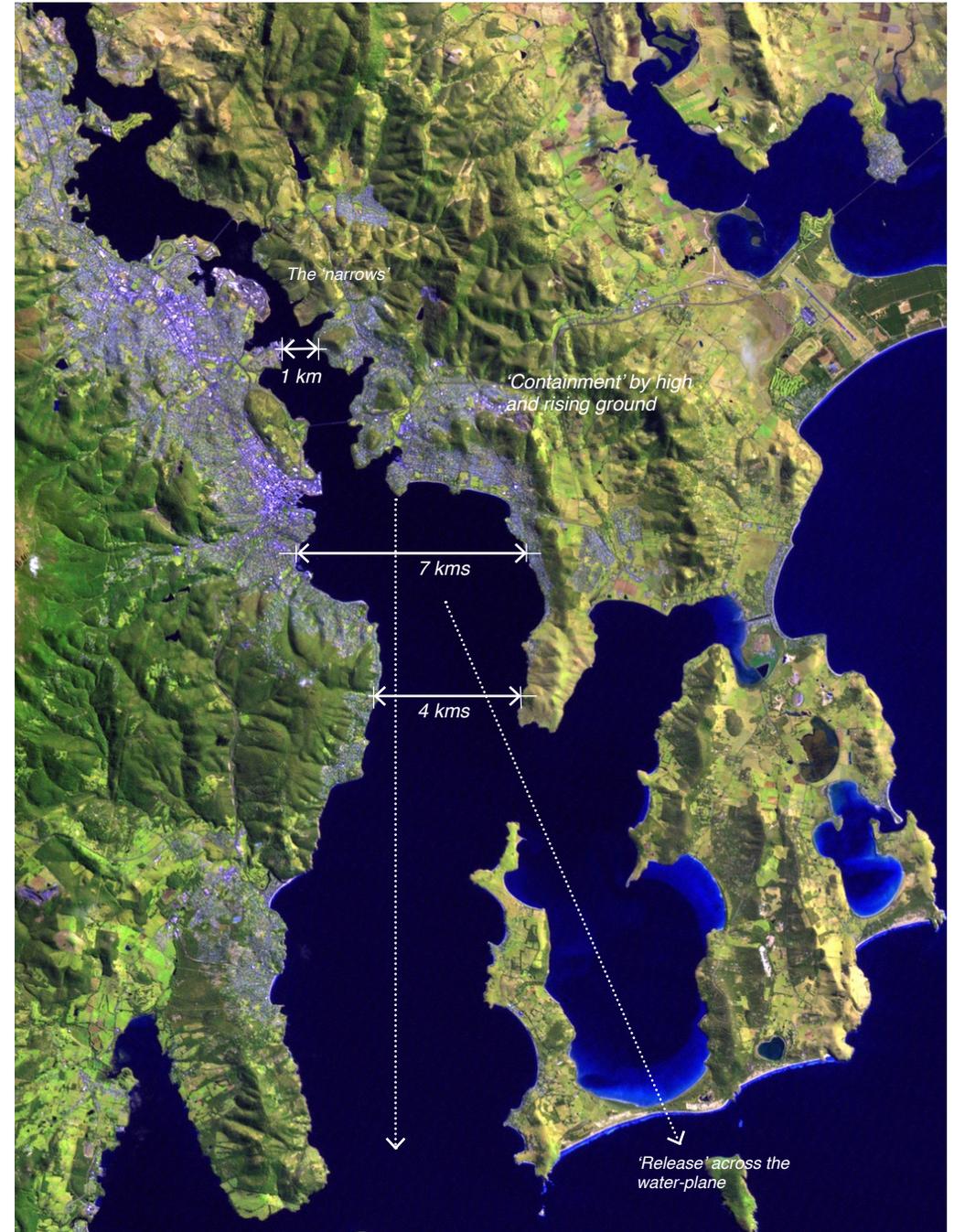
The Setting and the Landform

The location connects the local and the regional



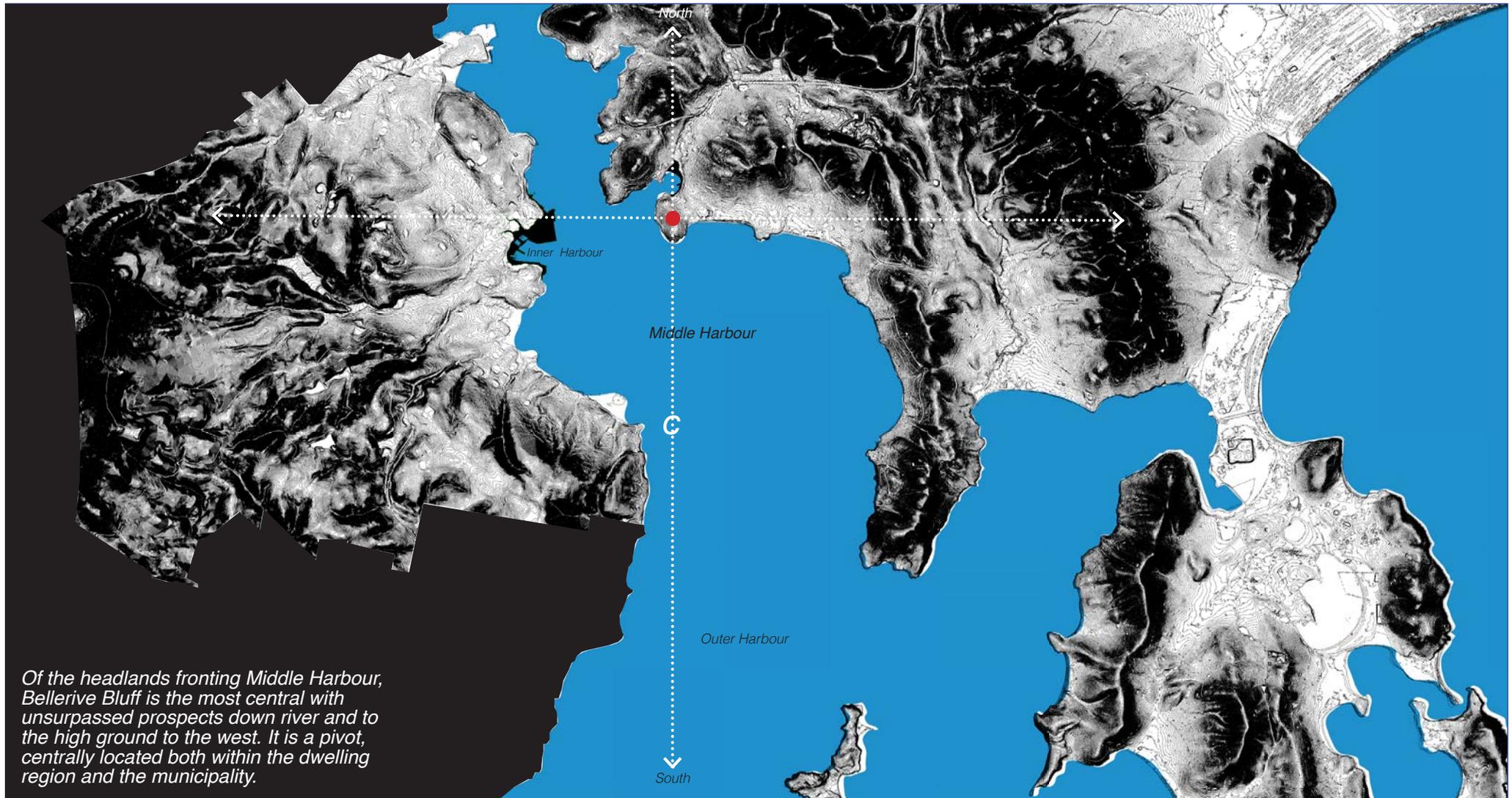
Orientation

As both a promontory and feature of the low ground of the city region, the bluff is a focal point from which to appreciate the extended scale of the urban setting, and the transition in character of the River Derwent.



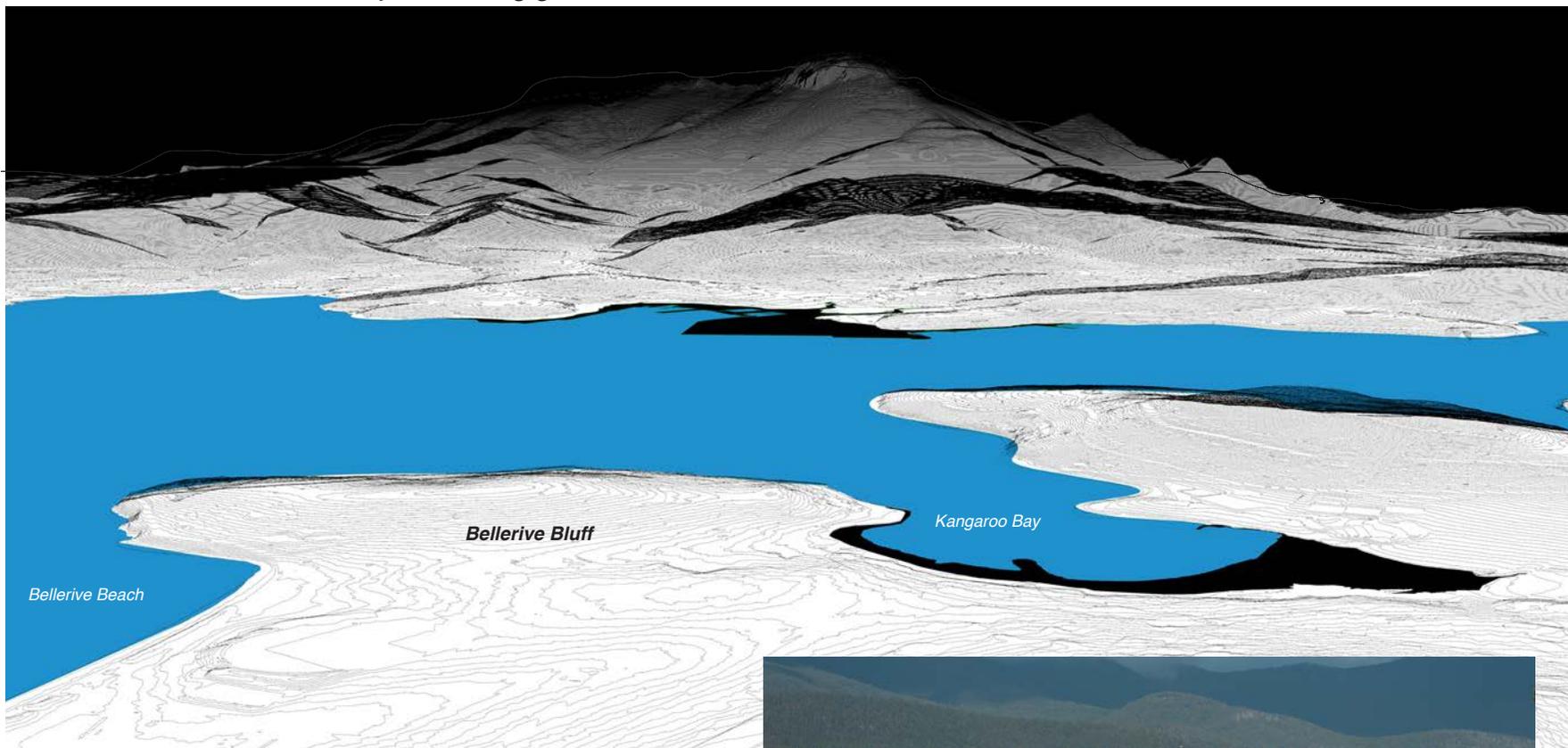
The Setting and the Landform

The natural focus of 'Middle Harbour' - the Great Embayment - is central to the dwelling region



The Setting and the Landform

The role of headlands, bays and rising ground



Headlands provide a natural focus of the urban landscape. They assist orientation and legibility, strengthening appreciation of scale and spatial depth, confirming the riverine and coastal edge as the place of the extended dwelling region. Counterposed by Kangaroo Bay and Bellerive Beach, Bellerive Bluff is central to the role of headlands intensifying the place of settlement in the region.

Terrain model viewing west across the harbour towards the Wellington Range.



Viewing north west across Middle Harbour - Bellerive Bluff centre of frame



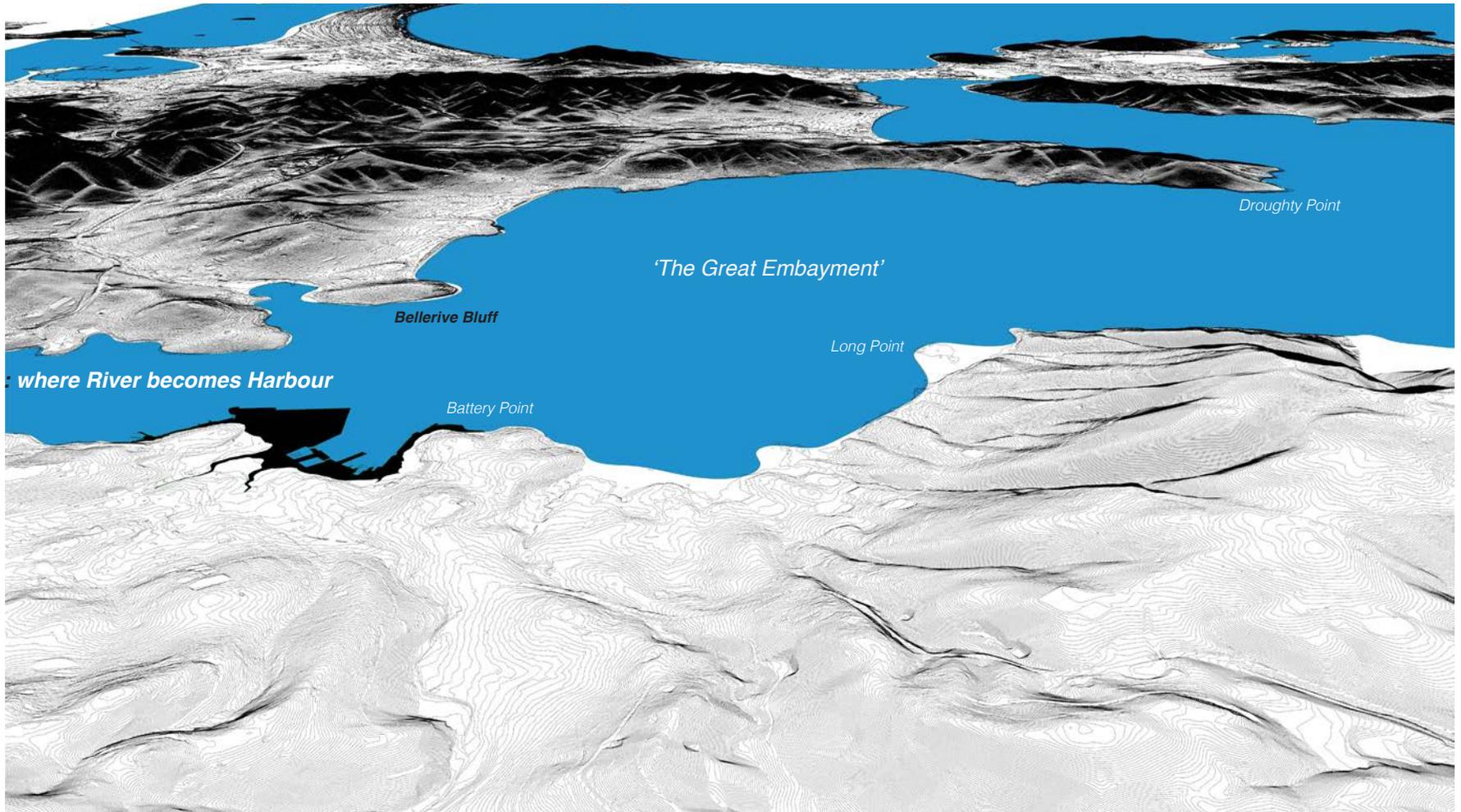
The natural focus of the dwelling region



The inner harbour is contained by rising and high ground to the west and Bellerive Bluff to the east



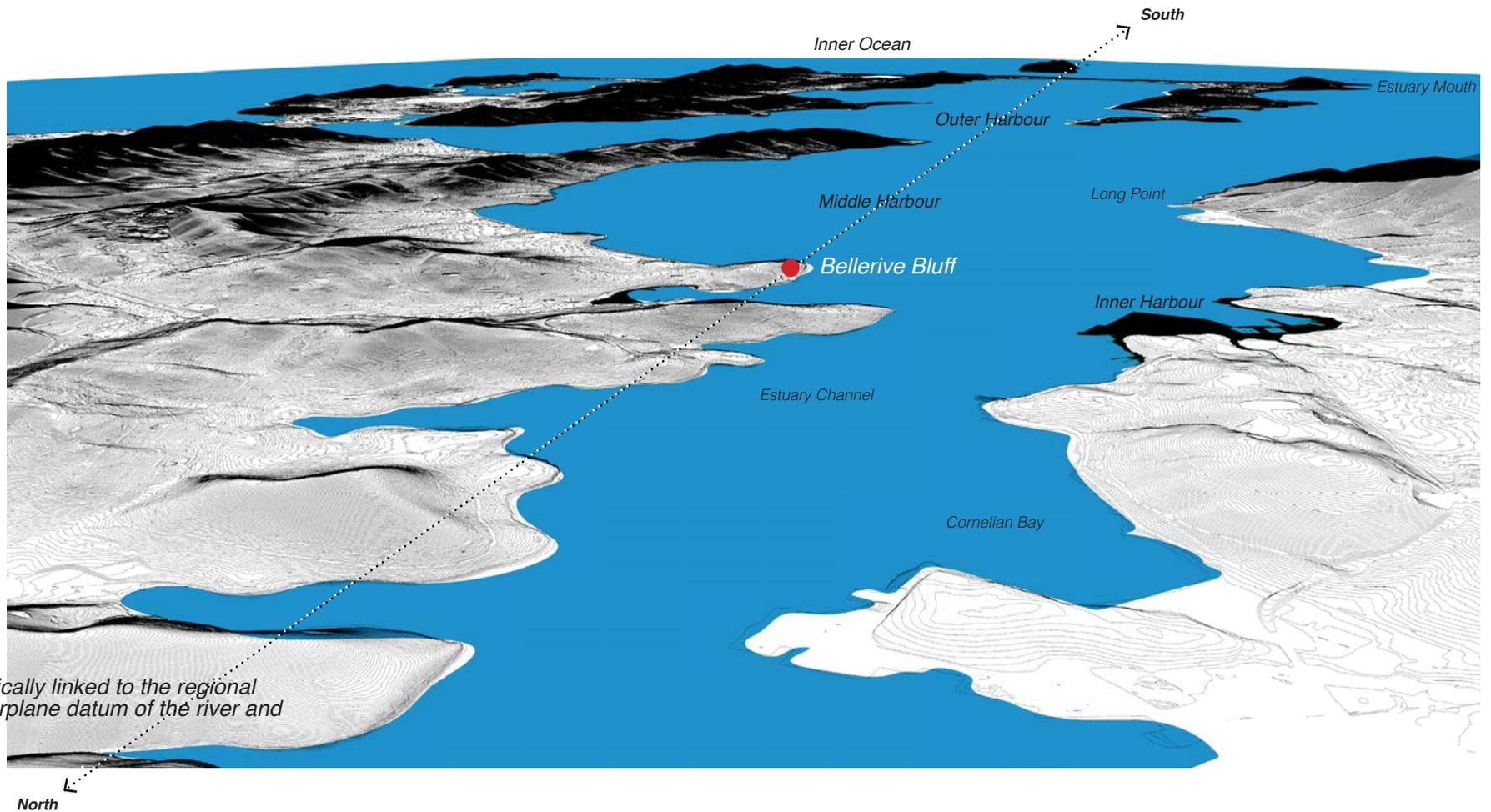
*Middle Harbour :
'The Great Embayment'*



The Great Embayment : where River becomes Harbour

Viewing south east above Ferntree on the western shore across the harbour

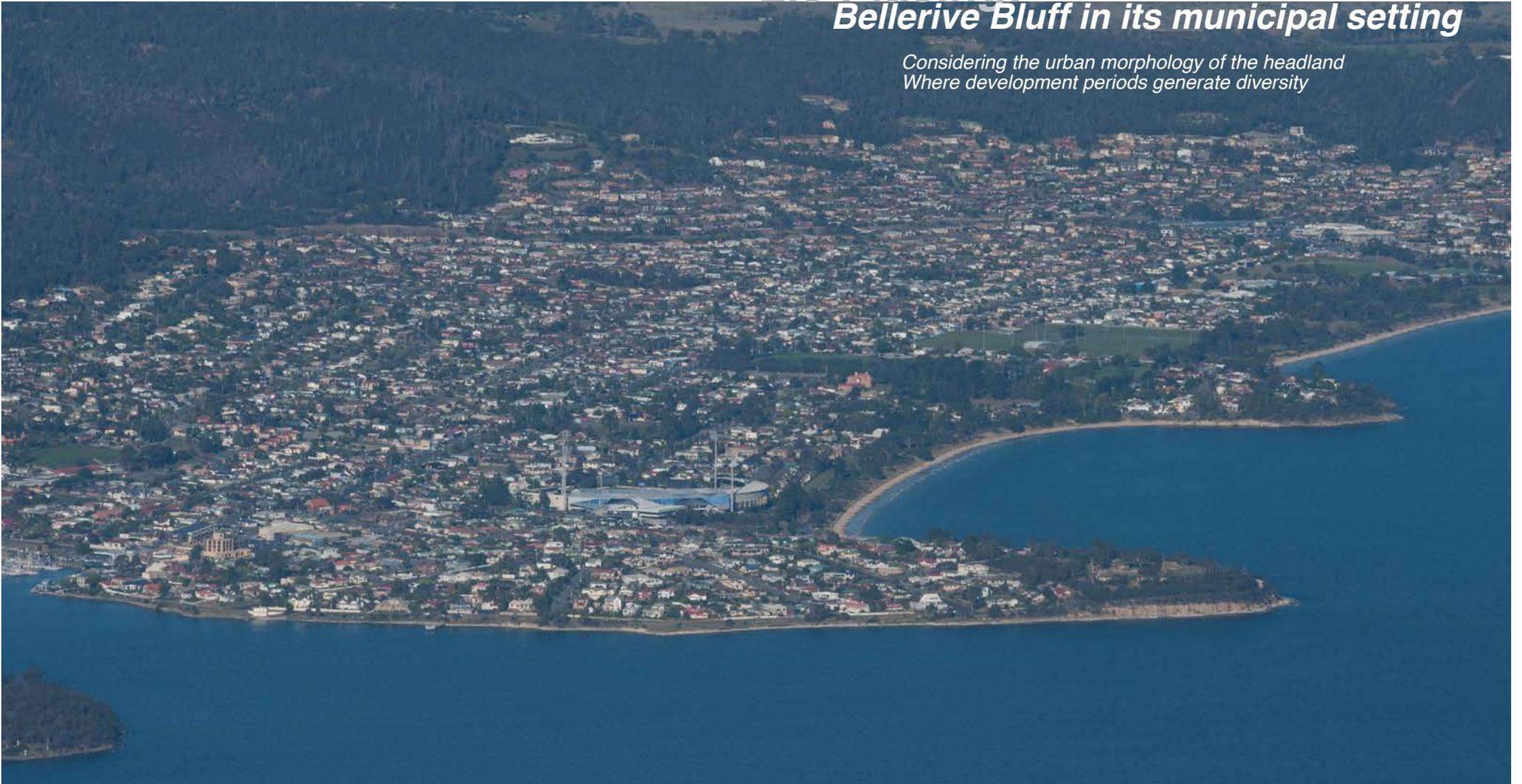
Terrain model viewing down river above Bedlam Walls



Bellerive Bluff is intrinsically linked to the regional landform, and the waterplane datum of the river and harbour.

2.0 Placing: **Bellerive Bluff in its municipal setting**

*Considering the urban morphology of the headland
Where development periods generate diversity*



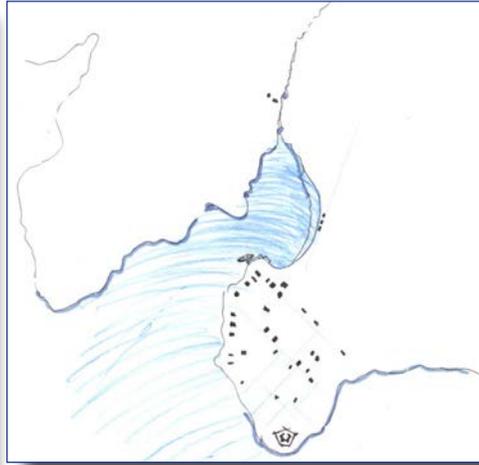
The Municipality of Clarence was once part of a territory of a group of Aboriginal people who called themselves the Moomairemener. They were closely allied with all aboriginal people who lived on the east coast between Tasman Peninsula and St Patricks Head. Together these people formed the Oyster Bay clan. Kangaroo Point at this time was known as Troumerner Pinene.
(Felton in Spirit of Clarence p.12)

The outline Urban Morphology of the precinct identifies changes following their dispossession.

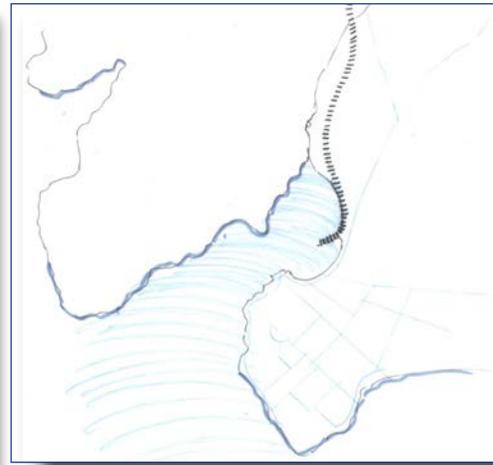
Drawings from : Woolley 2006



1803 - 1842



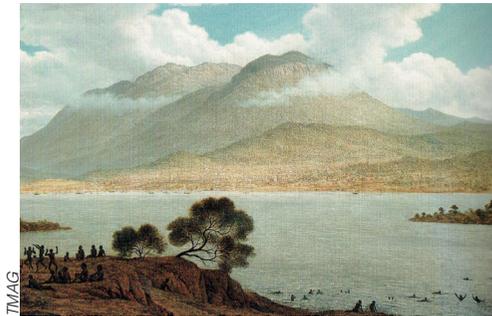
1842 - 1883



1884 - 1913



1914 - 1943



TMAG

The Ferrying Place



AOT

Farming, a compact village centre and an open headland with a defensive Battery at its southern edge



AOT

Ferries and rail consolidate the village and its growing residential neighbourhood



AOT

Village grows into a municipal centre

Urban morphology (outline):
The Civic focus of the City of Clarence
 Headland, bay and local stream



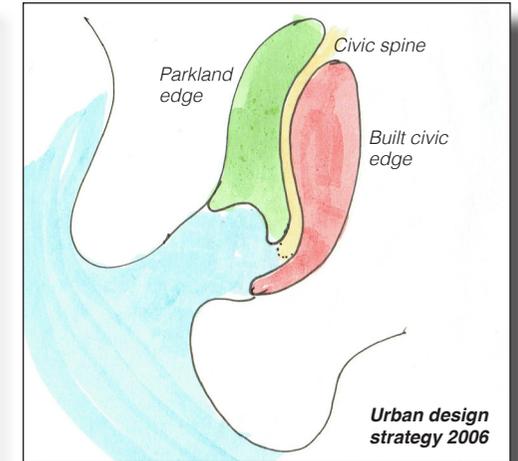
1944 - 1969



1970 - 1999



1991- 2005



2006 - 2016



AOT

Suburban growth as vehicular routes by - pass estuarine frontage, new bridge crossing and retail centre established



AOT

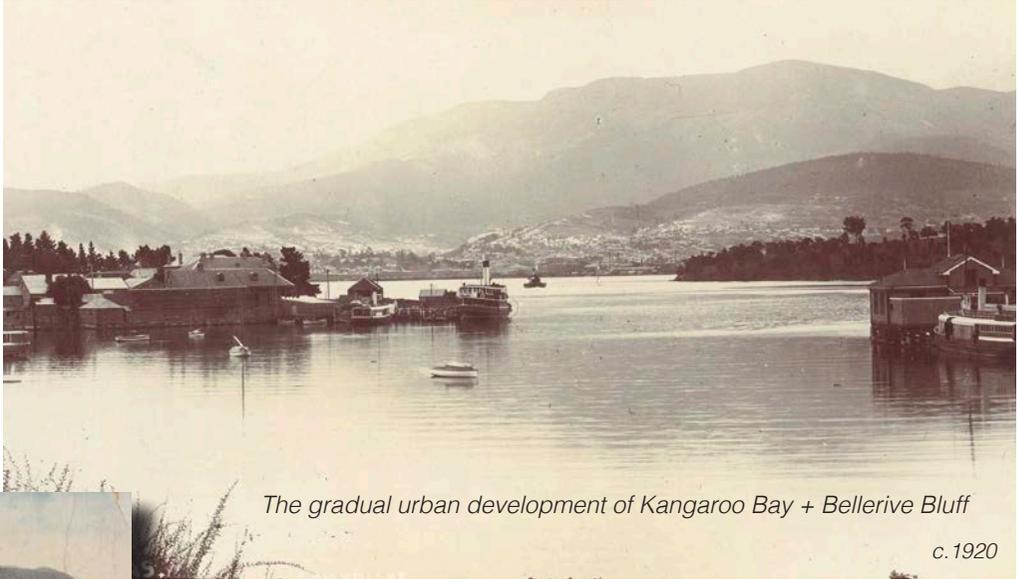
Increased vehicular useage consolidates suburban growth while shopping centre internalises commercial activity



Conservation values identified. Poor connections to municipal centre remain



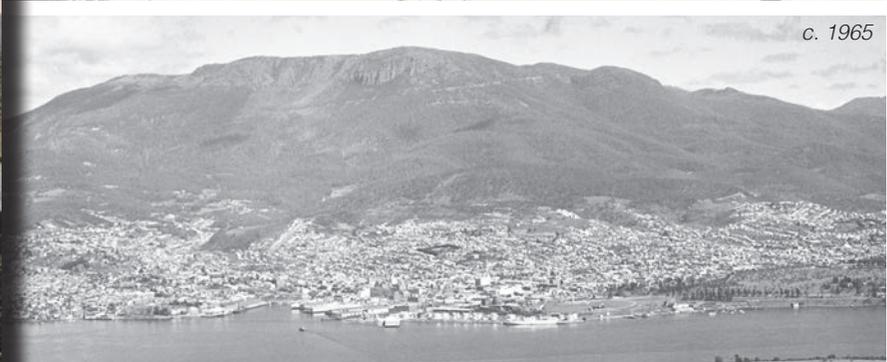
Enhanced 'civic spine' connections to assist urban consolidation and civic identity



c. 1920



c. 1920



c. 1965

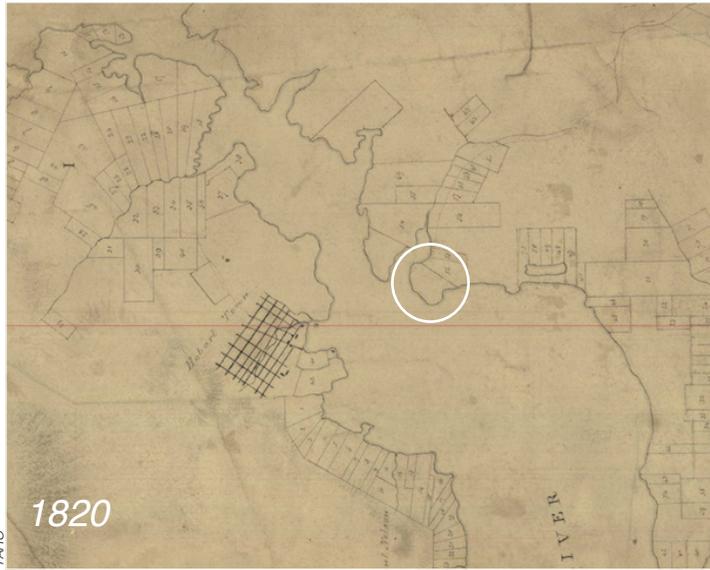


c. 1900



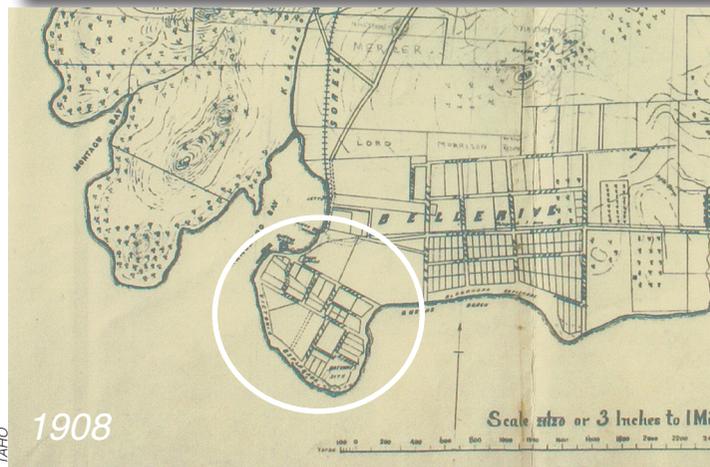
TAHO

Urban morphology:
The local focus of the City of Clarence
 Bluff/ Headland between bay and beach



George William Evans (Surveyor General of the Colony) was responsible for surveys and 'topographical descriptions' of the Colony. A detail from a survey drawing of the region (right above) shows the Bellerive Bluff headland with an initial boundary alignment from Kangaroo Bay to Bellerive Beach. This was to become Queen Street.

TAHO



By 1820 the small village of Kangaroo Point had 'about six farms and on one there was an inn. They are well supplied with water and there was good grazing in surrounding areas.' (Spirit of Clarence p.50)

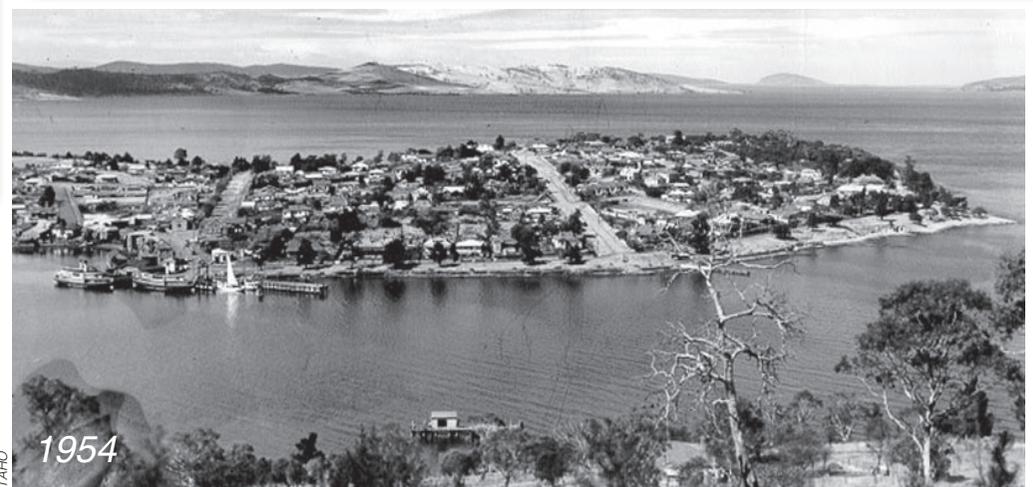
TAHO

By the early 1830's development was well under way in and around Kangaroo Point. By contrast at the other end of the headland: 'Bluff Head is extremely barren and there are several farms in cultivation. In general land is low and flat but well covered in timber.' (op cit p.51)

The subdivision process evolved as a progressive layering of land grants, farming allotments, public reserves and residential lots. The residential subdivision pattern had emerged by the beginning of the twentieth century, (note detail from 1908 map) albeit with generally larger lots than is currently the case. By the mid 1950s the neighbourhood pattern of informal street-facing residences stepping with the grade of the headland was well established. (refer detail from 1954 street gazette above and photograph opposite) Consolidation of the precinct has continued apace (refer diagram p.35) with limited space available for further subdivision.

UTAS e-prints

TAHO

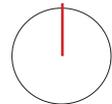
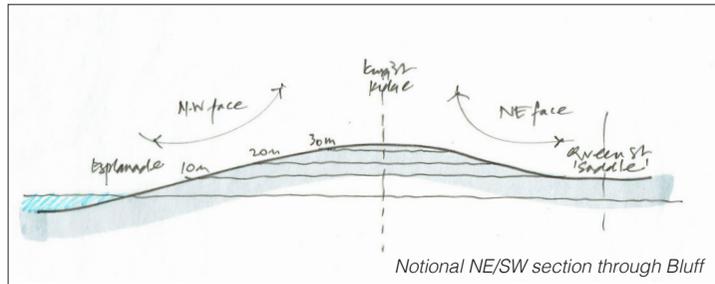




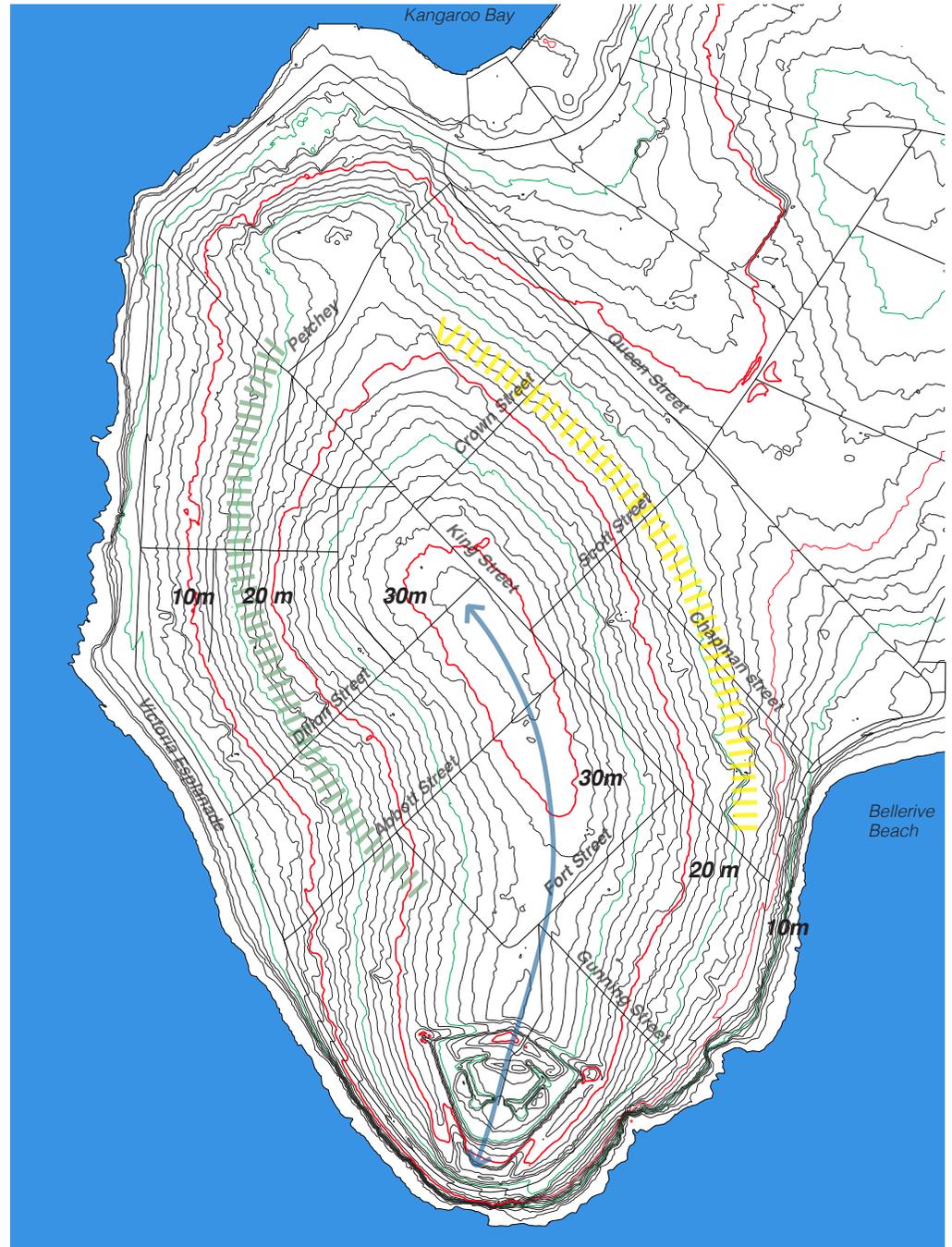
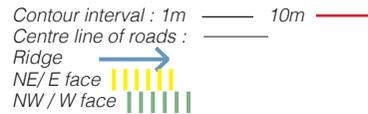
3.0 Placement: *Bellerive Bluff : the local setting*

*Living on the headland
Alignment and orientation inform the built pattern*





The landform of the 'Bluff' suggests two primary 'faces' - a north-east face and a north-west face, rising to a crest or ridge. Apart from Queen Street, which is located along the 'saddle' between Kangaroo Bay and Bellerive Beach, and Victoria Esplanade which aligns with the water-edge, the rectilinear street pattern bears little response to the rising topography. As a result the streets (being generously scaled) provide specific view alignments, making the public domain of the 'Bluff' a place of orientation.



CCC base



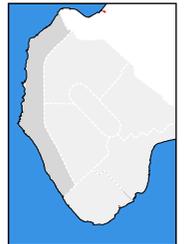
Precincts and local character

In response to the topography, development period, subdivision pattern and infrastructure, the residential areas of Bellerive Bluff can be divided into distinct, inter-related precincts. There is no single period that identifies the built inventory of Bellerive Bluff. Identifying 'precincts' however allows consideration of potential implications from a change in planning process over time. It also allows the experience of 'living on the bluff' to be acknowledged, identifying the specific location with its own orientation and outlook.

It is noted that the Heritage Overlay has not been overridden by PD 4, and that heritage properties still remain subject to the existing, more specific heritage conservation standards. The purpose of this study is to consider potential implications on these heritage characteristics (and to neighbourhood character) from a change in the residual built fabric and its neighbourhood character.

Accordingly the following 'precincts' have been identified within the study area;

1. Esplanade
2. Bay Face
3. River Face
4. Ridge
5. Beach Face
6. Back Beach
7. Battery



1. Esplanade

Contour: Nom. 5 - 10 m +- AHD _ Slope: 6.6 %

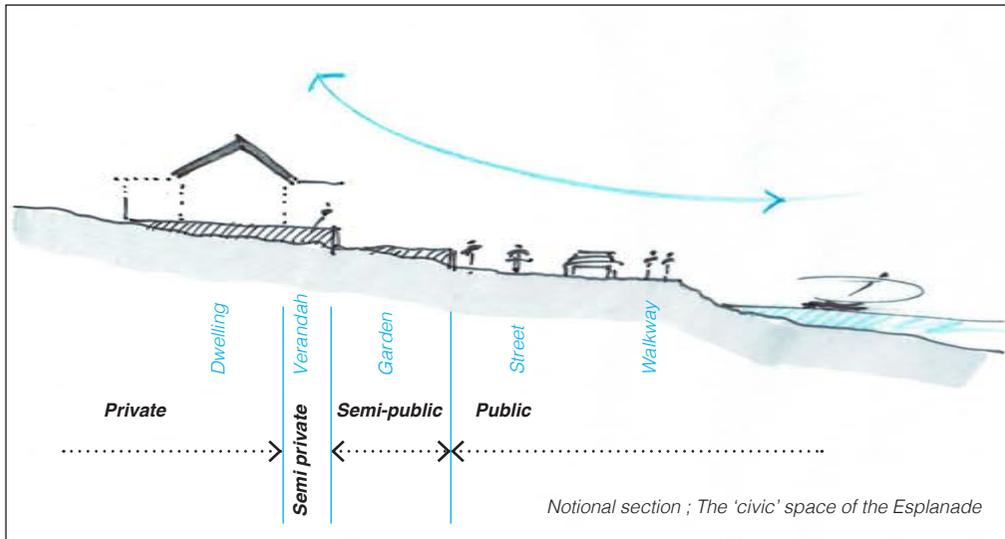
Development within the precinct predates construction of the road reservation. Extant Esplanade dwellings date from the 1880's although (until recently) a remnant 1820's building existed.

The precinct is characterised by freestanding dwellings set back from the street edge. Along the elongated precinct the building pattern is of frontal dwellings, generally single level with a living platform above a differentiated, and sometimes strongly expressed, foundation wall. Medium to strongly pitched roofs, with verandahs beneath, provide a transition in scale to the Esplanade. Individual taller buildings challenge the pattern and may be regarded as an anomaly. (eg. No 15 Victoria Esplanade.)

The sub-floor foundation wall beneath the verandah, accommodates the natural site grade and thus avoids site cutting. This is important to buildings along the Esplanade because it provides a stepped transition between street, front garden and living space. It also ensures the Esplanade has a transitional scale between the highly public street, the semi-public front yard, and the semi public verandah, before the privacy of the dwelling. (Refer Fig. following)



The characteristic building form of generous single storey dwellings above pronounced foundation walls with front gardens providing a defined set back from the street .



The combination of these built qualities (in concert with the expansive water-plane of the estuary) contributes to the particular character of the Esplanade.

Strongly expressed roof forms, historically with brick chimneys provide scale and definition to many buildings, contributing a further defining period characteristic.

The layered scale and transition of these elements assist in defining the 'civic space' of the Esplanade. Buildings are typically centrally located on generous lots (often with skillion additions at the rear). The street pattern, although incrementally evolved, is one of individual buildings separated by generous side boundary offsets. This assists in maintaining a familiar residential scale, albeit with a civic presence along the Esplanade. It also allows waterfront view connections for those developments that have since been built to the rear of the lots.

It is noted that properties that are north and north east facing, and less exposed to the southerly wind and weather, are less likely to warrant hedges as wind breaks.

Components :

- Civic role of precinct - Esplanade frontage
- Foundation walls to dwellings
- Strongly expressed roof forms
- Building set backs- front and side typical
- Verandahs mediate between public and private
- Side boundary set backs assist views from rear lots to Esplanade





Bellerive Bluff:
Contour aerial confirms a
rectilinear distribution of
generously scaled streets

Composite satellite aerial / contour : CCC



2. Bay Face precinct

Contour: Nom. 10 - 26 m +/- AHD _Slope : 8.0%

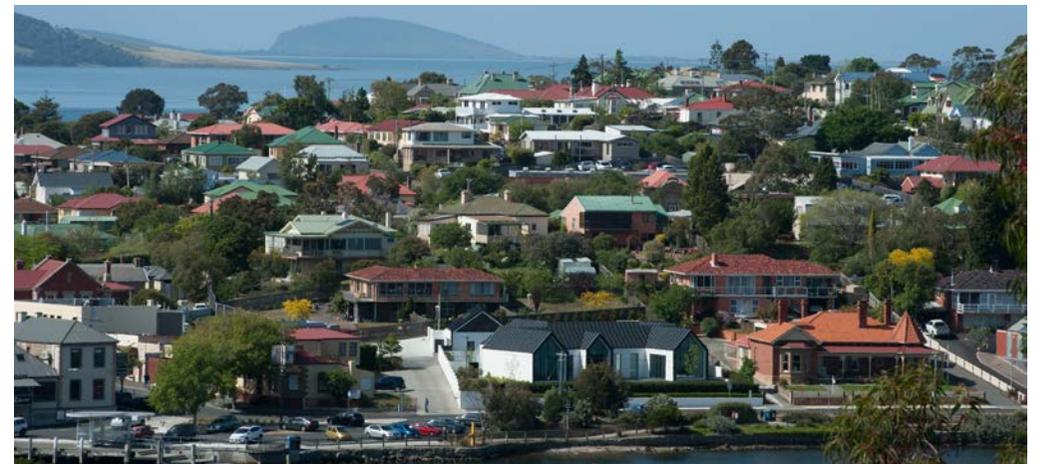
The precinct is characterised by freestanding dwellings of varying age (including several from the colonial era), set back from the street edge, usually with strongly expressed foundation walls. Generally the pattern is of generous single storey buildings, slightly elevated above gently sloping sites.

The 200 yard offset between Queen and King Streets means the resulting urban blocks are deep, including between the corresponding perpendicular streets of Petchey, Crown and Scott. This ensures individual lots are also quite deep. This has given rise to infilling the



Viewing across Kangaroo Bay to the Queen Street 'saddle'

rear of most of these properties, especially over recent decades. Within the extended precinct the character is one of street facing dwellings, generally single level with a living platform above a differentiated foundation



The generous width of Queen Street - typical of road reserves on Bellerive Bluff

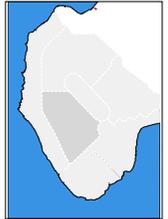


wall. Above this, medium to strongly pitched roofs, usually with verandahs beneath, provide a transition in scale between inside and outside. The sub-floor foundation wall accommodates the site grade, and thus avoids site cutting. Strongly expressed hipped roof forms, historically with brick chimneys typically provide scale and definition to each building, and contribute a further defining period characteristic.

Buildings are typically centrally located on generous lots (often with skillion additions at the rear). The street pattern, although incrementally evolved, is one of deep lots of sufficient width that individual buildings are separated by generous side boundary set backs. This assists in maintaining a familiar residential scale. It also allows water-plane view connections for those infill developments built subsequently to the rear of the lots.

The pronounced alignment of King Street, its axuality reinforced by its width, provides a distinctive route from 'enclosed bay' (Kangaroo Bay) to 'open embayment' (the Harbour of the Derwent). It reinforces the rising ground of the headland, allowing appreciation of the distinctive topography, while providing a strong public domain 'viewshed' to each side of the landform. It is the organising feature (likely based on earlier farm allotments) for the perpendicular street alignments that came later.

3. River face precinct



Contour: Nom. 10 - 30 m +- AHD_Slope : 10 %

With rising contours offering views to the expanse of the river and the Wellington Range beyond, the precinct affords characteristic dwelling region amenity.

The precinct is characterised by freestanding dwellings set back from the street edge, usually with strongly expressed foundation walls. Buildings are generally single level, elevated above gently sloping sites. Above this medium to strongly pitched roofs, with verandahs beneath, provide a transition in scale. Within the extended precinct the building pattern is one of frontal dwellings,





generally single level with a living platform above a differentiated foundation wall. The sub-floor foundation wall accommodates the site grade, and thus avoids site cutting.

Consolidation of the precinct, with infilling of lots and extension of existing buildings, has been pronounced over recent decades. In some instances this has considerably altered the earlier pattern of street facing buildings (eg. no. 22 Abbott Street), and the scale of wall enclosure to the street. Extension to existing dwellings and / or redevelopment of additional dwellings on existing lots has densified the earlier pattern. In some instances redevelopment has included a more elevated primary living level located above a 'foundation' level garage. (eg. 11 -14 Dillon Street)

Buildings are typically centrally located on generous lots (often with skillion additions at the rear). The street pattern, although incrementally evolved, is one of individual buildings separated by generous side boundary offsets. This assists in maintaining a familiar residential scale. It also allows water-plane view connections for those developments that have since been built to the rear of the lots.

Additions to existing properties especially 'rooms in the roof', where whole floors are added, reflect the typical pattern of consolidation and consequent impact on existing view-scapes from adjacent properties.



Right top: Deep prospects to the harbour 'embayment' are offered along the King Street ridge where heritage fabric provides intermittent intimacy to the adjacent pedestrian space. Below: Undeveloped footpath adjacent low heritage wall in Abbott street maintains an earlier pattern . Right below: The generous width of King Street reinforces the ridge.



4. Ridge precinct



Contour: Nom. 26 - 30 m +- AHD _Slope : 4.5%

The higher contours of the headland form the Ridge Precinct. These are focussed around the generously scaled, NW - SE aligned, King Street.

The precinct is characterised by street facing, freestanding dwellings, generally set back from the street edge. Being on the higher, exposed, but more level contours, fewer buildings have been benched into their lots. The more even contours toward the crest also tend to alleviate the need for substantial foundation walls in providing a level datum.

Buildings are generally single level, although a number of two storey dwellings of differing age have been built on the level and / or gently sloping sites. Above this medium to strongly pitched roofs, with verandahs beneath, provide a transition in scale. In several instances (heritage) dwellings are located close to the street boundary providing an intimacy to the public street edge.

By contrast the width and alignment of King Street (notable for its lack of street tree planting) gives rise to a public domain which is open and expansive. Accordingly orientation from within the precinct, especially within the street space of King Street, allows deep landscape and water-plane prospects.



Right top: The breadth of view down King Street is assisted by corner building being set back at the Esplanade.
 Middle bottom: Rear additions on adjacent properties impact previously unencumbered view scapes.
 Far right bottom: Contour change ameliorates substantial monolithic scale of multi unit development.
 Below: Skewed buildings that step with the grade help identify the precinct.



5. Beach Face precinct



Contour: Nom. 2 - 28 m +/- AHD_Slope : 17.5 %

With some of the steepest contours on the Bluff, the Beach Face precinct was the last to be developed. Accordingly a number of buildings are contour aligned, rather than street facing. This gives rise to a distinctive precinctual built pattern where skewed and multi storied buildings stepping with the grade, are not uncommon.

Some of the largest dwellings and multi unit developments on the bluff are within the precinct. While development of the generous sized lots continues to occur, (the only remaining undeveloped lot on the bluff is

within the precinct), site coverage of individual lots is generally less than other precincts.

Accordingly dwellings are generally set well within their lots, and from the more elevated precinctual contours, some are readily viewed over, even disguising their true scale. From the adjacent street contours, especially where Gunning and King approach the Esplanade, there is a widening of the breadth of view in response to these set backs.

The individual bungalow character with the occasional larger dwelling, is however changing with substantive alterations, additions and redevelopments impacting the earlier unencumbered viewsapes.





Below: Chapman Street is narrower than adjacent streets providing a more intimate scale. Elevated views with housing articulated by the terrain contributes to character. Below middle: The precinct is identified by a number of heritage properties including the former Chapel of Ease dating from 1852.



6. Back Beach precinct



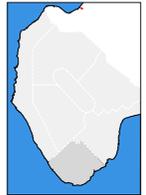
Contour: Nom. 10 -28 m AHD_Slope : 10 %

Incorporating much of the low lying land of the saddle between Queen and King Streets, the precinct is characterised by a number of heritage structures located on these primary streets. Elsewhere freestanding buildings of varying age, street facing but set back from the street edge identify the precinct. Generally the pattern is of single storey buildings, slightly elevated above gently sloping sites.

Chapman Street being parallel between Queen and King Streets gives rise to regularised lots, although less deep than in nearby urban blocks. Chapman Street is narrower than adjacent streets and as a result has a more intimate street space scale, especially along its higher contours.

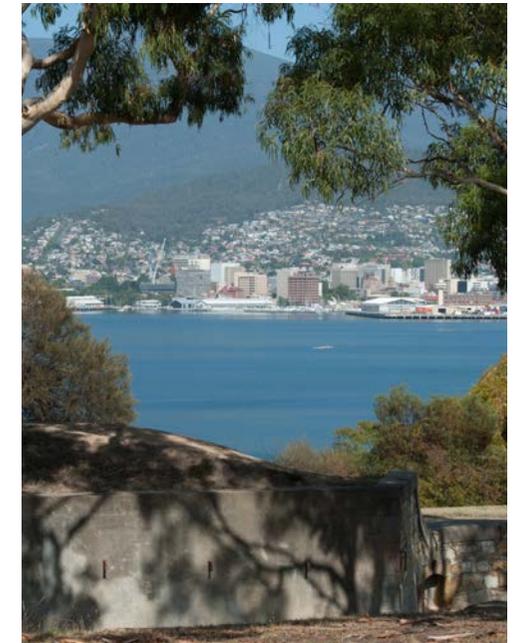
Within the extended precinct the character is of street facing dwellings, generally single level with strongly expressed hipped roof forms, historically with brick chimneys. As the lots are less deep than elsewhere on the bluff, generally there is less infilling to the rear of the lots. Accordingly individual dwellings have often been enlarged, while others have been completely redeveloped. In some instances this creates a pattern more anticipated on low density rural residential sites than on the denser residential pattern of Kangaroo Bluff.

7. Battery



Contour: Nom. 12 -28m +- AHD

The Kangaroo Bluff Battery is a significant place providing regional orientation, precinctual identity and local amenity. Its highly vegetated character contrasts with the rest of the public domain of the Bluff.





Diagrammatic sketch of alterations and new development (identified red) on the Bluff since 1958.

Issues to consider

Bellerive Bluff is a prominent regional landform with an eclectic mix of generally modestly scaled buildings on moderately sized lots. Consolidation of the built pattern has progressively given way to larger buildings on existing lots, and occasionally substantially larger buildings on amalgamated lots. This process is continuing.

The settlement pattern is recognised as a mix of (A) early farmhouses, churches and meeting halls, (B) buildings associated with and adjacent to the Bellerive Village, (C) residences accessing the panoramic harbour scale along the Esplanade, and (D) those associated with proximity to the nearby Bellerive Beach and a broad pattern of dwellings (E) taking advantage of the rising ground of the headland (not covered by the previous), but whose development contributes to a consolidated outcome.

An earlier study (Woolley 1991) suggested three distinct building typologies (loosely related to development periods) :

1. **Formal** - colonial and late 19c (includes A,B,C above)
2. **Informal** - the bungalow period (includes D, E above) and
3. **Uniformity** prevails - suburban infill (includes E above)

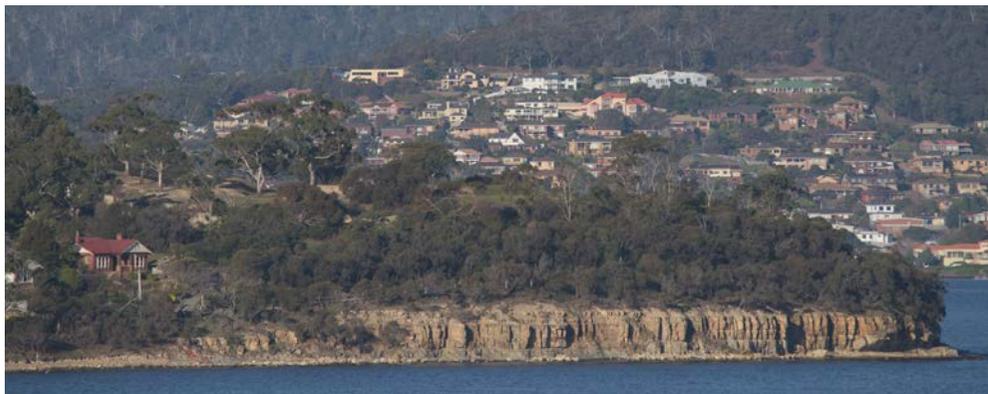
In the context of these and the preceding morphological considerations, issues likely to impact neighbourhood character are discussed.

Character and sustainability

Australian residences are on average the largest in the world. The trend in both urban sustainability and resource terms is toward smaller footprint housing. This expectation is important to consider on Bellerive Bluff where the pattern of development has not been one of broad-acre estates but of incrementally developed precincts - based initially on open land grants and allotments, then subdivided into street-forming residential lots. The result is that a diverse range of development periods form the character of the Bluff.

The predominant character is of a place where a smattering of colonial buildings (sited initially on open paddocks) have been progressively built around with traditional street focussed neighbourhoods. The resulting precincts, in response to their topography and development period, generate low to medium density neighbourhoods. While building lots are not generally large they maintain a (suburban) character albeit in a location which is the densest in the municipality.

Although some buildings with larger footprints (typical of rural residential locations) have recently been built, the character of Bellerive Bluff does not reflect the lower density and more open scale of the suburban building stock of much of the rest of the municipality. In recent times however this character has been challenged.



Abbott Street : No.10 is indicative of the pattern of buildings that step with the grade, address and engage with the street and as a result provide a dignified yet informal presence.



No. 52 King Street Wider lots or lot amalgamation can give rise to large single dwellings with elongated frontages such as this building along King Street. The addition of evacuated heating tubes above the ridge line does not assist the architecture nor neighbourly good manners.



Abbott Street : High pitched roof forms possibly with rooms in the roof (such as this dwelling on the corner of the Esplanade) will likely emerge from PD4 provisions.



Comparative regional identity

Battery Point is the other identifiable 'built' headland in the dwelling region. By contrast its headland contours are more pronounced with a curvilinear as well as rectilinear roading pattern. The pattern of settlement - from open allotments and then farmland and pasture, before a road network and building consolidation, is however not dissimilar to Bellerive Bluff. The density and spread of development in particular periods is however quite different. While both are prominent headlands they reflect different phases and intensities of settlement within the dwelling region.

Considerations arising

The minimum subdivision lot size under current provisions is 325 m². In recent decades substantive infilling of rear lots, and redevelopment and consolidation of existing dwellings has occurred. A cursory over-view of lots in the the study area identifies that few are undeveloped lots (1) and there is only a small number of 'undeveloped' rear lots (ie. with potential to subdivide around 325 m²).

While demolition or redevelopment of existing dwellings will continue to occur, those with lot sizes in excess of 650 m² (nominally allowing subdivision into two (2 x 325 m²) lots) is not extensive. It is acknowledged that existing heritage provisions will not be impacted by PD4 provisions.

The pattern of consolidation over recent decades has been extensive (refer fig. p.35) and this will likely continue under PD4 provisions. The implication will likely be a further infilling, where lot sizes allow, and redevelopment of some existing dwellings.

In these instances the PD4 envelope will potentially generate steeply pitched roof spaces (up to 45 degrees) above 3m high walls to a maximum of 8.5m above natural ground. This will allow two primary levels with possibly a further 'room in the roof'. Although several existing examples ascribe to this form, this is not the prevailing character of Bellerive Bluff.

The existing character of primarily single storey dwellings with identifiable but more shallow roof pitch, (typically between 5 - 30 degrees) may progressively be altered to a building pattern of denser, more steeply pitched roof forms. While these forms will not in themselves be insignificant, the most likely impact will be a loss or diminution of the oblique views afforded by the rising ground. This may generate a 'domino effect' with dwellings progressively edging higher and higher to retain views and amenity.

Incremental impacts on neighbourhood character

As a popular location there will likely be continuing pressure for redevelopment of much of the 'unlisted' building stock. This is the fabric representing differing development

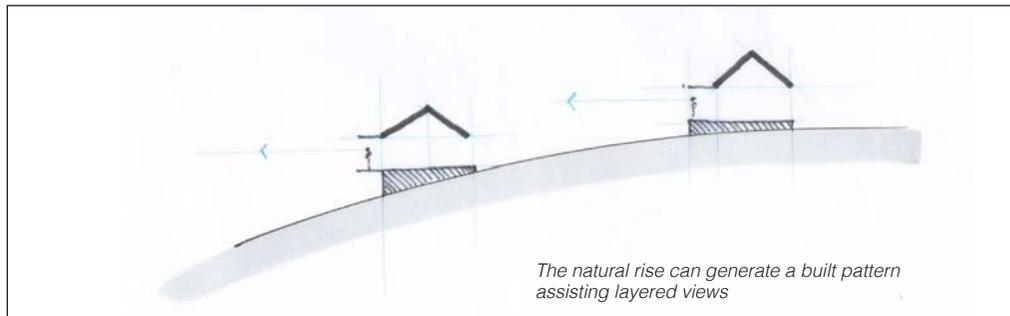
Abbott Street
A large footprint building set back from the street on an amalgamated lot with high masonry walls, high security gates and dual vehicular crossovers servicing extensive areas of on-site vehicular hardstand. These are characteristics of some low density residential areas within the municipality, but are not inherent to the neighbourhood character of Bellerive Bluff.



Abbott Street No. 22
The extensive vehicular crossover and 'defensive', rather than 'engaging' character of the street frontage.



Fort Street. The last remaining (?) undeveloped lot on Bellerive Bluff. Re-development and consolidation on the adjoining property also gestures to the potential scale and bulk of PD4 provisions.



periods that currently underpins precinctual character. In Bellerive Bluff these include, but are not limited to, the 'informality' that attaches to residential design especially from the 1940's, 50's, and 60's.

Typically building stock from these periods is not (yet) 'heritage' listed and will continue to be subject to redevelopment or loss. Each precinct has its own identifying qualities and locational character. Neighbourhood atmosphere and streetscape character attaches less to individually significant buildings than to the **integration of buildings, and their location** including qualities of the public realm that result.

In contrast to flat or level land, rising ground provides views with potentially deep locating prospects - connecting the local and the regional scale of the dwelling region. The hidden amenity of the 'bluff' is its topography. With an increase in elevation locational characteristics tend to strengthen, while the views that contribute to residing on the bluff are appreciated simultaneously as a local and a regional experience.

Implications (of PD4 provisions) on the distinctive character of Bellerive Bluff.

With waterfront on three sides, much of the character of the bluff comes from **sensing the landform as a promontory**. This is assisted by the topography, especially the rising ground, but moreso by views to the waterplane and the extended landscape. These are offered along street alignments and sometimes across existing properties eg. lower King Street to Bellerive Beach.(ref. p.33) They are also offered between and sometimes over adjacent dwellings. This has given rise to a built pattern where traditionally scaled buildings in particular precincts will offer, (all things being equal) access to, or glimpses of, the waterplane. This amenity will likely be subject to more pressure as the revised envelope provisions progressively emerge.

Other trends which should be carefully managed include those that impact on the informal neighbourhood character of pedestrian friendly streets and public edges typified by low boundary walls/ fences reinforcing a domestic scale. In several locations these are challenged by 'defensive'

Maintaining local construction character

- *considerations for residential building on rising ground*

- Minimise retaining wall requirements.
- Minimise extent of batter cut to reduce planting problems and run off.
- Access from ends (along contour) eliminates requirements for steps / ramps.
- Provide terrace space at ends to minimise cut and fill and integrate to landscape.
- Build on flattest part of site to reduce site works cost and construction costs.
- Simple rectilinear forms along contour minimise cut and fill.
- Contour alignment equalises cut and fill and simplifies construction.

The inner bay and the Queen Street 'saddle'



high walls, large security gates, broad vehicular cross overs, extensive driveways, and buildings set back from, rather than engaging with the street edge.

Developments set deep within the urban blocks will continue, but should not be developed to the detriment of the street frontage and street edge formation. Equally inconsistent building typologies (eg. terrace housing, monolithic multi-storey housing)

should not be encouraged in residential precincts.

Maintaining neighbourhood character by recognising precinctual identity

With precincts clearly identified neighbourhood character can more precisely be managed. The layered views synonymous with the River Face and Back Beach precincts are for example less critical on the Ridge

precinct, where a moderate increase in scale and density would generally be less problematic due to the levelling of the rise.

Along the Esplanade Precinct, freestanding larger dwellings have provided 'viewing gaps' for those living behind and above. Subsequent Esplanade infill development, irrespective of height, needs to be mindful of this topographically derived built-form pattern.

The Bay face and the rising contours of the Bluff



The height of individual buildings (some of a non-conforming scale) in the steeper Beach Face precinct has been shown (cf. p.33) to have less neighbourhood impacts due to the more diverse topography along that edge.

Within the same precinct, waterplane views accessed from higher contours are being impacted by rear lot additions, a trend likely to generate higher buildings on adjacent lots.

The Esplanade to the waterplane



The relationship between dwelling and street frontage has in most precincts generated a public realm 'informality', characterised by wide streets (generally 15 -20 m) varying pedestrian edges, generally paved, sometimes grassed. This is amplified by the contour and the stepping of the built form in response. (cf. p.34, (Chapman St.) p. 36 (Abbott St))

These aspects of neighbourhood character are seen to be undermined by developments which dis-engage the 'sociability of the street' edge. (cf. p. 36, 37)

Although vegetation adds significantly to the character of the Bluff there is limited street tree planting. This strengthens the role of the Bluff Battery as both an historic site and a defined public park.

Summary: Bellerive Bluff 'distinctiveness'

- The location is a central place within the dwelling region.
- As an edge to the 'Great Embayment', Bellerive Bluff is a focus at the heart of settlement for both the municipality and the region.
- As a promontory Bellerive Bluff is a natural focus of the urban landscape and fundamental to the role that headlands play in intensifying the place of settlement.
- Distinct from other headlands the layers of history evident in the formation of the Municipality are represented and focussed through the growth of Bellerive Bluff.
- The relationship between the periods of development on the bluff, rather than any single period or character, strengthens neighbourhood identity of Bellerive Bluff
- The layered views in response to the 30m landform rise between the Esplanade 'water-edge' and the King Street 'ridge', underpins appreciation of living on the Bluff
- Identifying individual precincts will assist in strengthening the character and consolidating the identity of Bellerive Bluff
- In the general absence of street trees, it is acknowledged that the vegetation canopy of the precinct is largely formed by individual garden settings
- As an exemplar of sustainable development within the municipality, Bellerive Bluff will accommodate further smaller footprint housing.

Emerging 'design principles' :

The foundation to the historic character and built pattern of Bellerive Bluff is generated by free-standing, predominantly single storey, street-facing buildings (except the Beach Face precinct) reinforcing the natural rise. While encouraging denser, more sustainable housing typologies, developments that undermine this pattern should be avoided.

- Ensure that the 'borrowed landscape' of the regional setting remains accessible as a result of ongoing development – neighbourhoods typically comprise a layering of buildings that step with the grade, allowing a progressive viewing 'over, across and between'.
- Ensure the 'sociability' of the neighbourhood is maintained and strengthened by providing internal living spaces at ground level that overview the street.
- Ensure all dwellings provide an adequate transitional space between the (public) street and the internal privacy of the dwelling, typically offered by a front yard / verandah or semi enclosed patio.
- Ensure buildings are sufficiently set back from front and side boundaries to retain the dominant streetscape rhythm. The front set back should be no less than the average set back of the adjoining two dwellings.
- Ensure car parking structures (including ground level or basement garages) and space dedicated to vehicles, do not dominate the streetscape.
- Ensure the facade of new buildings contain a single storey element, typically with recessive upper levels.
- Ensure site coverage allows space for large trees

In addressing the lack of 'neighbourliness' of some recent developments (and in the context of potential implications of Planning Directive 4.1) the following guidelines are recommended:

- Avoid continuous high walls / fences / gates to front boundaries.
- Avoid clustering buildings around internal cul-de-sacs, especially where vehicular space dominates.
- Avoid amalgamating lots to generate a single, large development.
- Avoid bulky developments dominating the rear of properties.
- Avoid continuous terrace housing outcomes (or symmetrical presentation of side by side townhouses)
- Avoid reducing front and rear external open spaces to dimensions lacking amenity.
- Avoid building designs that deny the natural grade and the local typography by 'benching in', also generating extensive retaining walls.
- Avoid large, visually opaque, street-facing garages. (Locate garages and car ports behind the line of the dwelling. Where not possible or where existing, ensure no frontage has more than 25% of its length (or 6m max.) as an enclosed garage).
- Provide one vehicular cross over per typical site frontage.
- Use permeable driveway materials

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