

11/07/2014
C91**SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO1****ALTO AVENUE AND WICKLOW HILLS NEIGHBOURHOOD CHARACTER AREA****1.0****Statement of neighbourhood character**11/07/2014
C91

Alto Avenue, Croydon is a significant residential precinct in the heavily vegetated hills, vales and ridgelines of the Wicklow Hills Estate. It remains the highest point between Melbourne and the Dandenongs. 'Alto' derives its name from the Estate's altitude of 207 metres above sea level. The area was subdivided as R.F. Kelly's 'Wicklow Hills Estate' in 1920.

Alto Avenue displays a strong 1920's Bungalow theme highlighting family life between the world wars and is representative of the housing estate built in Croydon before the electrification of the Melbourne to Lilydale railway line in 1925. Typically, the dwellings comprise double fronted intact timber form, including many Bungalows in mature canopy garden settings with brick or plain timber roofs and terra-cotta Marseilles tiles.

Key neighbourhood character features include built form, trees and bird life, large blocks and open spaces and dense mature vegetation cover in spacious garden settings. The hilly topography plays an important role in placing this area as a significant backdrop to views from Mount Dandenong and the continuous nature of the canopy vegetation throughout the Wicklow Hills Ridge provides a strong character element.

2.0**Neighbourhood character objective**10/11/2011
C42

- To ensure that any buildings and works reflect the preferred neighbourhood character of Alto Avenue and the Wicklow Hills Estate, including the predominantly expansive, double fronted, Bungalow style, timber dwellings constructed without promoting replication.
- To ensure that new dwellings and alterations to existing dwellings have appropriate siting, setback and materials.
- To ensure generous setbacks to allow the predominantly mature, dense garden settings with panoramic views to remain and be enhanced.
- To ensure new structures are set back a generous distance from boundaries so that existing dwellings and landscape features remain visible from the street.
- To ensure additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.

3.0**Permit requirement**10/11/2011
C42

A permit is required:

To construct or extend an outbuilding normal to a dwelling.

A permit is required to demolish or remove a dwelling.

A permit is required for any buildings and works in the front setback to a dwelling or outbuilding associated with a dwelling, including front fences.

A permit is required to remove, destroy or lop a tree.

4.0

Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

- The extent to which any new dwelling or any outbuilding associated with a dwelling, contributes to the preferred Neighbourhood Character Area with regard to siting, form, scale, massing, bulk and building materials represented in existing dwellings in Alto Avenue and the Wicklow Hills Estate, Croydon.
- The extent to which any new dwelling or any outbuilding associated with a dwelling, maintains generous setbacks from all boundaries to enhance dwellings sited in predominantly expansive, dense and mature garden settings.
- The extent to which any buildings and works associated with a dwelling is sited unencumbered from other structures on site, particularly in front setbacks, to enhance the streetscape and protect view lines to dwellings, landscape features and to the Dandenongs.
- The extent to which any new development incorporates significant building elements represented in Alto Avenue and the Wicklow Hills Estate in contemporary dwelling design but does not mimic existing dwelling styles or dominate streetscapes.
- The extent to which any additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.

Policy References

Maroondah Heritage Study Stage Two, Richard Peterson Architect & Conservation Consultant with Peter Barrett, Volume 1 & 2 November 2003.