

12/09/2013  
C128**SCHEDULE 3 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO3**.**STATION AVENUE, ASCOT VALE****1.0**12/09/2013  
C128**Statement of neighbourhood character**

Station Avenue is an intact street of Victorian shop front terraces, with rendered parapet frontages. The structure and form of these buildings potentially reflects their historic uses as shops. This area has a highly significant neighbourhood character due to the intactness of the shop front terraces, original dwellings, and consistency of key character elements. Most buildings have retained a single storey scale, which is an integral theme of the streetscape, with no front or side setbacks. A distinct Victorian design theme is evident in the form, materials, design details and lot sizes. Buildings comprise a single fronted façade, some with awnings, and verandah or porch entrance areas to the front door. Roofs are pitched and concealed with rendered parapets along the front. All buildings have simple decorative features, with some contrasting trims or finishes. Where they exist, verandah fences are low and allow direct views to the entrance.

**2.0**12/09/2013  
C128**Neighbourhood character objective**

- To ensure any second storey elements are sufficiently recessed so that the single storey component is visually dominant when viewed from the street.
- To ensure that new dwellings and alterations to existing dwellings reflect the established pattern of design detailing, form and materials.
- To discourage front and side setbacks.
- To ensure any additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.

**3.0**12/09/2013  
C128**Permit requirement**

A permit is required to:

- Construct or extend an outbuilding normal to a dwelling, if the structure is visible from a street (other than a lane) or public park.
- Demolish or remove a dwelling.

**4.0**12/09/2013  
C128**Modification to Clause 54 and Clause 55 standards**

Standard	Modified Requirement
Street Setback A3 and B6	Equal to the prevailing setback from the front street of all dwellings within the overlay
Design Detail A19 and B31	The design of buildings should respect the preferred neighbourhood character of the area, specifically in relation to: <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing</li> <li>▪ Window and door proportions</li> <li>▪ Roof form pitch and eaves</li> <li>▪ Verandahs, eaves and parapets</li> </ul>

Standard	Modified Requirement
	<ul style="list-style-type: none"> <li>▪ The number of storeys</li> <li>▪ Materials and finishes</li> <li>▪ Building siting</li> </ul> <p>New buildings should interpret the detailed elements of the Victorian shop frontages and older dwellings that contribute to the neighbourhood character significance of the area in an innovative and contemporary manner that complements, rather than replicates, period dwelling styles.</p> <p>Second storey elements of new dwellings, and second storey additions to existing dwellings should be sited and designed so that the single storey part of the building, including its roof form, is the dominant visual element when viewed from the street. This will require second storey elements to be:</p> <ul style="list-style-type: none"> <li>▪ Set back a substantial distance from the front building façade and generally located behind the main ridgeline or highest point of the roof over the ground floor, and</li> <li>▪ Designed to complement the form and proportions of the existing dwelling or, if a new dwelling, other dwellings in the street.</li> </ul>
Front fence height A20 and B32	<p>The design of front fences should complement the era and design of dwellings in the street.</p> <p>A front fence within 3 metres of a street should not exceed a height of 1.2 metres.</p>

## 5.0

12/09/2013  
C128

### Decision guidelines

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

- Whether any second storey elements of new buildings are sufficiently setback as to not be visually intrusive from the street.
- Whether any new building or extension is complementary to the established design detailing, form and materials used in the area.
- Whether the new building has any front or side setbacks.
- The use of pitched and concealed roofs.
- The extent to which any building to be extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

## 6.0

12/09/2013  
C128

### Reference

Moonee Valley Neighbourhood Character Study 2012