

14/04/2016
C185(Part 2)**SCHEDULE 4 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO4**.

VICTORIAN & EDWARDIAN ERA SIGNIFICANT CHARACTER AREAS**1.0**14/04/2016
C185(Part 2)**Statement of neighbourhood character**

The Victorian and Edwardian areas are distinct streetscapes comprising modest weatherboard cottages, typical of the era, frequently set behind timber picket front fences. There is an 'inner urban' feel to these areas, due to the smaller lot sizes and the compact spacing and scale of the dwellings.

The significance of these areas is due to the presence of original dwellings from the Victorian and Edwardian eras and the consistency of key characteristics. Dwellings are generally single storey scale with pitched roofs. Front and side setbacks are minimal, and front fences typically match the style of the dwellings. Willis Street, Bidey Street, Packington Place and Irene Place in particular are highly consistent streetscapes of light-coloured Victorian-era weatherboard cottages.

Some of the distinctive features of original buildings include iron lattice work, parapets, elaborate chimneys, decorative brickwork, bull-nosed verandahs and timber ornamentation to gables and beneath the eaves.

Preferred neighbourhood character

The preferred neighbourhood character for these areas is defined by the continued presence of Edwardian and Victorian cottages, and new dwellings that reflect the key characteristics of the streetscapes which comprise:

- Single storey building scale with second storeys recessed behind the front façade.
- Detached or semi-detached built form with small side setbacks.
- Simple building forms with pitched roofs and front verandahs.
- Parallel orientation of buildings to the street.
- Small and consistent front setbacks accommodating compact gardens.
- Frequent use of painted weatherboard other than in May Road, where there is also some use of brick and render.
- Corrugated iron or slate roofs.
- Low or visually permeable front fencing other than in Spring Street area, Willis Street and Bidey Street and Packington Place, where painted timber picket front fencing is uniformly provided.
- No vehicle access from the street and no car parking structures accessible from the street frontage.

2.014/04/2016
C185(Part 2)**Neighbourhood character objectives**

To ensure that new buildings and works contribute to the preferred neighbourhood character of the area.

To encourage the retention of intact, original dwellings that contribute to the preferred neighbourhood character of the area.

To maintain the established pattern of front and side setbacks in the street.

To ensure that new dwellings or extensions to existing dwellings respect the dominant building height, form, façade articulation, materials and roof forms of the streetscape.

To ensure that the use of design detail in new buildings complements, rather than mimics, that of the predominant building styles in the street.

To maintain the pattern of low front fencing that creates a sense of openness in the streetscape, allows views of dwellings, front lawns and gardens, and complements the building era and style.

To minimise the loss of front garden space due to car parking and driveways, and minimise the dominance of car parking structures in the streetscape.

To ensure space is available for the planting of trees and gardens.

3.0

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Permit requirement

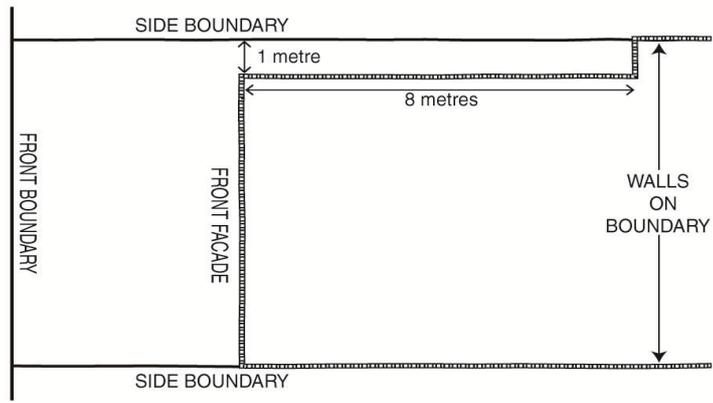
A permit is required to:

- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.

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Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement						
<p>Street setback A3 and B6</p>	<p>In all areas except Willis Street, Bidey Street and Packington Place, walls of buildings should be setback from streets the distance specified in Street Setback Table below.</p> <table border="1" data-bbox="609 1086 1361 1429"> <thead> <tr> <th data-bbox="609 1126 863 1220">Development context</th> <th data-bbox="863 1126 1114 1220">Minimum setback from front street (metres)</th> <th data-bbox="1114 1126 1361 1220">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="609 1220 863 1429">All buildings</td> <td data-bbox="863 1220 1114 1429">Equal to the prevailing setback from the front street of all dwellings on the same side of the street in the same Overlay area.</td> <td data-bbox="1114 1220 1361 1429">Equal to the prevailing setback from the side street of all dwellings on a corner allotment within the same Overlay area.</td> </tr> </tbody> </table>	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	All buildings	Equal to the prevailing setback from the front street of all dwellings on the same side of the street in the same Overlay area.	Equal to the prevailing setback from the side street of all dwellings on a corner allotment within the same Overlay area.
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<p>Walls on boundaries A11 and B18</p>	<p>Walls for any part of a building or structure may be constructed on both boundaries where they are setback a minimum of 1 metre from one side boundary for a minimum distance of 8 metres from the front facade of the building for one side boundary (see the following sketch which shows the minimum setbacks).</p> 						

Standard	Modified requirement
	All other requirements of Standards A11 and B18 continue to apply except that no carports are permitted.
Design detail A19 and B31	<p>The design of buildings and extensions should respect the preferred neighbourhood character of the area, specifically in relation to:</p> <ul style="list-style-type: none"> ▪ Scale and form, ▪ Roof form, pitch and eaves, ▪ Number of storeys, ▪ Materials and finishes, ▪ Façade articulation, and ▪ Building siting. <p>New buildings should interpret the detailed elements of original 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"> ▪ Set back 8 metres from the front building façade where the main ridge line of the roof is perpendicular to the street, or located behind the main ridgeline of the roof where this is parallel to the street, and ▪ Designed to complement the form and proportions of the existing dwelling or, if a new dwelling, other dwellings in the street. <p>No vehicle access from the street should be provided.</p> <p>Hard paving surfaces within the front setback should be kept to a minimum to maximise space for planting.</p> <p>All other requirements of Standards A19 and B31 continue to apply.</p>
Front fences A20 and B32	<p>The design of front fences should complement the era and design of the dwelling.</p> <p>For front fences within 3 metres of a street frontage in the Spring Street area, Willis Street, Bidey Street and Packington Place this includes:</p> <ul style="list-style-type: none"> ▪ A timber picket fence up to 1.2 metres. <p>For front fences within 3 metres of a street frontage in May Road this includes:</p> <ul style="list-style-type: none"> ▪ A timber picket fence up to 1.2 metres; or ▪ A brick or rendered masonry fence up to 0.8 metres.

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Decision guidelines

Before deciding on an application, the Responsible Authority must consider as appropriate:

- The extent to which the proposed buildings or works contribute to the preferred neighbourhood character of the area.
- The extent to which any building to be demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

Reference

Stonnington Neighbourhood Character Review, Planisphere, 2013

Stonnington Neighbourhood Character Review Addendum, Planisphere, 2014