

30/06/2016
C217**SCHEDULE 6 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO6**.

Edwardian & Interwar Era Significant Character Areas**1.0**30/06/2016
C217**Statement of neighbourhood character**

The Edwardian and Interwar areas are distinctive streetscapes of original red-orange brick dwellings set within garden surrounds. Built form is both tall and low slung, with roofs in a variety of pitches, highlighting the overlap in architectural styles from the Edwardian era dwellings to later Californian bungalows. There is a high degree of consistency in the use of red-orange brick with contrasting painted features, and pitched roofs clad in red terracotta tiles.

Original buildings have many similar decorative details and features. This includes timber fretwork, box bay windows, decorative brickwork, elaborate verandah posts, large pillars, arches and lead light windows. Front fences are typically timber picket or low red-orange brick to match the era and style of the dwellings.

Preferred neighbourhood character

The preferred future neighbourhood character for the Edwardian and Interwar areas is defined by the presence of original dwellings and new dwellings that reflect the key characteristics of the streetscape which comprise:

- Single storey detached built form, with second storeys recessed behind the front façade.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of red-orange brick.
- Red terracotta tiled roofs
- Pitched roofs, hipped with gable ends fronting the street.
- Low brick or painted timber picket front fences.
- Vehicle access and car parking structures non-existent or car parking and car parking structures located behind the dwelling

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C217**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 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 Permit requirement

30/06/2016
C217

A permit is required to:

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

4.0 Modification to Clause 54 and Clause 55 standards

30/06/2016
C217

Standard	Modified requirement						
<p>Street setback A3 and B6</p>	<p>Walls of buildings should be setback from streets the distance specified in Street Setback Table below.</p> <p>Street Setback Table</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Development context</th> <th style="background-color: black; color: white;">Minimum setback from front street (metres)</th> <th style="background-color: black; color: white;">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td>All buildings</td> <td>Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td>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 within 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.
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 within 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.					
<p>Walls on boundaries A11 and B18</p>	<p>A wall may be constructed on a boundary where:</p> <ul style="list-style-type: none"> ▪ It is a car parking structure or outbuilding that is setback at least 3 metres from the front facade of the building, and located on one side boundary only; or ▪ It is any other part of the building and is setback a minimum of 1 metre from one side boundary for a distance of 8 metres from the front facade of the building (see the following sketch which shows the minimum setbacks). <div style="text-align: center;"> </div> <p>All other requirements of Standards A11 and B18 continue to apply.</p>						

Standard	Modified requirement
<p>Design detail A19 and B31</p>	<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, ▪ Building siting, and ▪ Siting and design of vehicle access and car parking structures. <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>Attached duplex dwellings should present to the street as a single dwelling particularly through its scale, form, roof design and siting.</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>A car parking structure should be:</p> <ul style="list-style-type: none"> ▪ Visually unobtrusive and compatible with the development and the preferred neighbourhood character. ▪ A maximum width of 4 metres where visible from the street. ▪ Located at least 3 metres behind the front facade of the building. <p>Hard paving surfaces within the front setback should be kept to a minimum to maximise landscaping.</p> <p>All other requirements of Standards A19 and B31 continue to apply.</p>

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30/06/2016
C217

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) (Addenda, 2015)