

19/01/2006
VC37

SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO1**

BLACKBURN EARLY SETTLEMENT NEIGHBOURHOOD CHARACTER

1.0

19/01/2006
VC37

Statement of neighbourhood character

The character of the Blackburn Early Settlement Neighbourhood Character area is based on the combination of the consistency of building form and siting, which reflect the patterns established by the earlier development of the area, and proximity to the Blackburn Lake environs. The frequency of remaining pre-World War II era buildings is also an important component that is considered to contribute to an understanding of the historical development of Blackburn and surrounding areas.

The streetscape patterns and characteristics created by the common building forms and elements have a consistency and appearance that is valued by the local and wider community. The valued and preferred neighbourhood character consists of predominately single storey buildings with pitched roof building forms, within a garden setting achieved by substantial side, front and rear building setbacks, and prevalence of large trees. The setbacks from both side boundaries allow glimpses of rear garden planting to be gained from the streets. The streetscapes have an open, spacious, well vegetated feel due to the wide grassed verges in some streets, the low or open style fencing and existing vegetation.

2.0

19/01/2006
VC37

Neighbourhood character objectives

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

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Permit requirement

A permit is required to construct an outdoor swimming pool associated with a dwelling.

A permit is required to construct or extend an outbuilding normal to a dwelling.

A permit is required to demolish or remove a building.

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19/01/2006
VC37

Modification to Clause 54 and Clause 55 standards

STANDARD	MODIFIED REQUIREMENT		
<p>A3 STREET SETBACK</p>	<p>Walls of buildings should be set back from streets the distance specified in Table NCO1.A1.</p> <p>Porches, pergolas, balconies, verandahs and eaves that are less than 3.6 metres high may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Table NCO1.A1 Street setback</p>		
	DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM A SIDE STREET (METRES)
	<p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 7 metres, whichever is the greater.</p>	<p>Not applicable.</p>
	<p>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p>	<p>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7 metres, whichever is the greater.</p>	<p>Not applicable.</p>
	<p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>7 metres.</p>	<p>Not applicable.</p>
<p>The site is on a corner.</p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7 metres, whichever is the greater.</p> <p>If there is no building on the abutting allotment facing the front street, 7 metres.</p>	<p>Front walls of new development fronting the side street of a corner site should be set back the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the greater.</p> <p>Side walls of new development on a corner site should be set back the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	

STANDARD	MODIFIED REQUIREMENT					
A4 BUILDING HEIGHT	<p>The maximum building height should not exceed 7.5 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated by recessing the upper levels from the ground level.</p>					
A5 SITE COVERAGE	<p>The site area covered by buildings should not exceed 40 per cent.</p>					
A8 SIGNIFICANT TREES	<p>Development should provide for the retention and planting of trees, and provide for the planting of indigenous and complementary native vegetation wherever possible.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>					
A9 PARKING	<p>Two car spaces should be provided per dwelling with:</p> <ul style="list-style-type: none"> • One space at least 6 metres long and 3.5 metres wide and covered or capable of being covered. • The second space at least 4.9 metres long and 2.6 metres wide. <p>If the car spaces are provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5 metres wide measured inside the garage or carport.</p> <p>A building may project into a car space if it is at least 2.1 metres above the space.</p> <p>Car spaces provided within a garage, carport or otherwise constrained by walls should not be located forward of a dwelling fronting a street.</p> <p>The requirements of this standard do not apply to extensions to existing dwellings.</p>					
A10 SIDE AND REAR SETBACKS	<p>A new building should be set back from one side boundary a minimum of 1 metre, and on the other side boundary a minimum of 3 metres.</p> <p>A new building should be set back a minimum of 5 metres from the rear boundary.</p> <p>A new building should be set back from the side or rear boundary a minimum of 1 or 3 or 5 metres as required above, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p>					
A11 WALLS ON BOUNDARIES	<p>Buildings should not be built on boundaries.</p>					
A19 DESIGN DETAIL	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form and pitch, • Verandahs, eaves and parapets, <p>should respect the preferred neighbourhood character of the area.</p> <p>Garages and carports should be visually unobtrusive and compatible with the development and the preferred neighbourhood character.</p>					
A20 FRONT FENCES	<p>The design of front fences should complement the era and design of the dwelling or residential building and any front fences on adjoining properties.</p>					
	<p>A front fence within 3 metres of a street should not exceed the height specified in Table NCO1.A2.</p>					
	<p>Table NCO1.A2 Maximum front fence height</p>					
	<table border="1"> <thead> <tr> <th data-bbox="619 1742 940 1783">STREET CONTEXT</th> <th data-bbox="940 1742 1367 1783">MAXIMUM FRONT FENCE HEIGHT</th> </tr> </thead> <tbody> <tr> <td data-bbox="619 1783 940 1843">Streets in a Road Zone, Category 1</td> <td data-bbox="940 1783 1367 1843">1.5 metres</td> </tr> <tr> <td data-bbox="619 1843 940 1874">Other streets</td> <td data-bbox="940 1843 1367 1874">1.2 metres</td> </tr> </tbody> </table>	STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT	Streets in a Road Zone, Category 1	1.5 metres	Other streets
STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT					
Streets in a Road Zone, Category 1	1.5 metres					
Other streets	1.2 metres					

STANDARD	MODIFIED REQUIREMENT		
<p>B6 STREET SETBACK</p>	<p>Walls of buildings should be set back from streets the distance specified in Table NCO1.B1.</p> <p>Porches, pergolas, balconies, verandahs and eaves that are less than 3.6 metres high may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Table NCO1.B1 Street setback</p>		
	DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM A SIDE STREET (METRES)
	<p>There is an existing building on both abutting allotments facing the same street, and the site is not on a corner.</p>	<p>The average distance of the setbacks of the front walls the existing buildings on the abutting allotments facing the front street or 7 metres, whichever is the greater.</p>	<p>Not applicable.</p>
	<p>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p>	<p>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7 metres, whichever is the greater.</p>	<p>Not applicable.</p>
	<p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>7 metres.</p>	<p>Not applicable.</p>
<p>The site is on a corner.</p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 7 metres, whichever is the greater.</p> <p>If there is no building on the abutting allotment facing the front street, 7 metres.</p>	<p>Front walls of new development fronting the side street of a corner site should be set back the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the greater.</p> <p>Side walls of new development on a corner site should be set back the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>	
<p>B7 BUILDING HEIGHT</p>	<p>The maximum building height should not exceed 7.5 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated by recessing the upper levels from the ground level.</p>		
<p>B8 SITE COVERAGE</p>	<p>The site area covered by buildings should not exceed 40 per cent.</p>		

STANDARD	MODIFIED REQUIREMENT
<p>B13 LANDSCAPING</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect and strengthen the garden setting of the dwellings. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • Maintain and enhance the existing habitat of the Blackburn Lake area. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention and planting of trees, and provide for the planting of indigenous and complementary native vegetation wherever possible.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>
<p>B15 PARKING LOCATION</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be designed to allow safe and efficient movements within the development. • Be well ventilated if enclosed. • Be used primarily for the storage of vehicles. • Be located to the side or rear of dwellings fronting the street, behind the line of the front wall of the dwelling. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>
<p>B17 SIDE AND REAR SETBACKS</p>	<p>A new building should be set back from one side boundary a minimum of 1 metre, and on the other side boundary a minimum of 3 metres.</p> <p>A new building should be set back a minimum of 5 metres from the rear boundary.</p> <p>A new building should be set back from the side or rear boundary a minimum of 1 or 3 or 5 metres as required above, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p>
<p>B18 WALLS ON BOUNDARIES</p>	<p>Buildings should not be constructed on a boundary.</p>
<p>B31 DESIGN DETAIL</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Façade articulation and detailing, • Window and door proportions, • Roof form and pitch, • Verandahs, eaves and parapets, <p>should respect the preferred neighbourhood character of the area.</p> <p>Garages and carports should be visually unobtrusive and compatible with the development and the preferred neighbourhood character.</p>

STANDARD	MODIFIED REQUIREMENT	
B32 FRONT FENCES	The design of front fences should complement the era and design of the dwelling or residential building and any front fences on adjoining properties.	
	A front fence within 3 metres of a street should not exceed the height specified in Table NCO1.B2.	
	Table NCO1.B2 Maximum front fence height	
	STREET CONTEXT	MAXIMUM FRONT FENCE HEIGHT
Streets in a Road Zone, Category 1	1.5 metres	
Other streets	1.2 metres	

5.0

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VC37

Decision guidelines

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

- The extent to which any building to be extended or otherwise modified, contributes to the preferred neighbourhood character of the area, in terms of building form and siting on the lot.
- Whether the new building is located to ensure large setbacks from the side and rear boundaries.
- Whether the new building is located to ensure a substantial setback from the front boundary to respect the predominant setback in the street.
- Whether the new building respects the predominant single storey, pitched roof forms in the area.
- The availability of sufficient unencumbered land to provide for replacement planting.

Reference

Blackburn Lake Surrounds Study 2002 (Planisphere with John Curtis Pty Ltd) including the Precinct Brochure for Precinct 5.