

05/04/2012
C80**SCHEDULE 5 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO5**.

DOWNES AVENUE, BRIGHTON**1.0**05/04/2012
C80**Statement of neighbourhood character**

The Downes Avenue area is a particularly intact group of dwellings from the Interwar era. Buildings exhibit a number of uniform features that are further enhanced by consistent streetscape elements, including street trees and road treatment.

The large number of Spanish Mission style dwellings is a particular feature of Downes Avenue, and these are interspersed with Californian Bungalow and Early Modern dwellings. All styles have a horizontal emphasis to the proportions of the facades, and many buildings are detailed with Spanish Mission style arches and columns. Wall materials of most dwellings consist of render and stucco in subdued colours including cream, grey, white and ivory. Roof forms in the street are consistently pitched and hipped, with occasional small gable elements. Upper levels are set back from the front façade of the dwelling, reducing their impact on the streetscape. Front fences are predominantly a combination of render and iron palisade in styles and colours that complement the style and materials of the dwelling. The streetscape elements that contribute to the neighbourhood character of the area include the consistency of materials, generous front and side setbacks, roof form, building form and façade proportion and articulation.

The preferred neighbourhood character of the Downes Avenue area will include a continued presence of the Interwar era buildings, combined with new detached dwellings that are respectful of these older styles. Dwellings will incorporate a horizontal emphasis in façade proportions, with articulation through projections and recesses, simple detailing, and pitched and hipped roof forms. New development will respect the single storey scale of the overall streetscape by recessing second storey development. Wall materials will include render or complementary materials in subdued colours. Buildings will be set back an adequate distance from side and front boundaries to maintain the landscaped settings of the dwellings. The leafy, spacious streetscape will be retained by front setbacks that are unencumbered by garages, car ports or wide or multiple driveways, and front fencing styles that allow views to the dwellings and their gardens.

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C80**Neighbourhood character objectives**

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

To encourage retention of the older dwellings that contribute to the valued character of the area.

To maintain the predominant pattern of front setbacks and side setbacks that separate buildings on adjoining allotments.

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

To ensure that the use of design detail in new buildings complements, without mimicking, that of the predominant building styles in the street.

To maintain the pattern of visually permeable front fencing that creates a sense of openness in the streetscape and allows views into front gardens.

To maintain the landscape character of the street by allowing adequate space for landscaping around dwellings.

To minimise the loss of front garden space to car parking or wide or multiple driveways and the dominance of car parking structures in the streetscape.

3.0 Permit requirement

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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

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Standard	Modified requirement						
<p>Street setback A3 and B6</p>	<p>Walls of buildings should be set back from streets the distance specified in Street Setback Table below.</p> <p>Street Setback Table</p> <table border="1" data-bbox="609 846 1361 1160"> <thead> <tr> <th data-bbox="609 846 863 949">Development context</th> <th data-bbox="863 846 1114 949">Minimum setback from front street (metres)</th> <th data-bbox="1114 846 1361 949">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="609 949 863 1160">All buildings</td> <td data-bbox="863 949 1114 1160">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1114 949 1361 1160">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.
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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 carport, garage or outbuilding set back behind the front wall of the dwelling, and located on one side boundary only; or ▪ It is any other part of the dwelling and the building is set back a minimum of 2 metres from the side boundary for a distance of 8 metres from the front wall of the building (see sketch). <div data-bbox="655 1406 1345 1854" data-label="Diagram"> </div> <p>All other requirements of Standards A11 and B18 continue to apply.</p>						
<p>Design detail A19 and B31</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Scale and form, 						

Standard	Modified requirement
	<ul style="list-style-type: none"> ▪ Roof form and pitch, ▪ Number of storeys, ▪ Materials and finishes, ▪ Façade articulation and proportions, ▪ Building siting, and ▪ Siting and design of driveways, garages or carports, <p>should respect the preferred neighbourhood character of the area.</p> <p>New buildings should interpret the detailed elements of 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"> ▪ 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 ▪ Designed to complement the form and proportions of the existing dwelling or, if a new dwelling, other dwellings in the street. <p>A garage, carport or car space constrained by walls 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 behind the front wall of the dwelling. <p>All other requirements of Standards A19 and B31 continue to apply.</p>
<p>Front fences A20 and B32</p>	<p>The design of front fences should complement the era and design of dwellings in the street, be at least partially visually permeable to allow views to front gardens and dwellings and be constructed of render or stucco and iron palisade in a style and colour that complements the predominant fencing style in the street.</p> <p>A front fence within 3 metres of a street must not exceed a height of 1.2 metres.</p>

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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 assist in respecting and contributing to the preferred neighbourhood character of the area contained in this schedule.
- The extent to which any building to be demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area contained in this schedule.
- The precinct guidelines in the LPPF.