

05/04/2012
C80**SCHEDULE 6 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

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

MEYER COURT, BRIGHTON**1.0**05/04/2012
C80**Statement of neighbourhood character**

Meyer Court is a rare example of an intact 1960s streetscape in a suburb that is generally defined by its Interwar character. Almost every dwelling in the Court contributes to its character through the consistent use of orange brick, single or low pitched roof form, and generous landscaped front gardens with low or no front fences that add to the spacious, open feel. Buildings are set at angles to the frontage and each other. Although dwellings are varied in form, floor plan and height, the character of the Court is particularly coherent due to the common use of materials, wide frontages, roof form, uncluttered front setbacks, low or no front fencing.

The preferred neighbourhood character for Meyer Court is defined by the continued presence of the 1960s dwellings combined with new dwellings that reflect the key characteristics of the street in a contemporary manner. New dwellings and extensions use orange or toning brick or render, simple detailing and reflect the low or single pitch roof forms. The openness of the streetscape is maintained by wide frontages, buildings set at angles to the street and each other, side boundary setbacks, generous front setbacks unencumbered by carports or garages, and low or no front fences.

2.005/04/2012
C80**Neighbourhood character objectives**

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

To encourage retention of 1960s dwellings that contribute to the valued character of the area.

To maintain the irregular building siting and front setbacks and side setbacks that separate buildings on adjoining allotments.

To ensure that new dwellings or extensions to existing dwellings respect the dominant materials, roof form, and front and side setbacks of the streetscape.

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

To maintain the pattern of no or low 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 due to car parking or wide or multiple driveways and the dominance of car parking structures in the streetscape.

3.005/04/2012
C80**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

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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> <table border="1" data-bbox="608 383 1361 741"> <thead> <tr> <th data-bbox="608 427 858 533">Development context</th> <th data-bbox="863 427 1114 533">Minimum setback from front street (metres)</th> <th data-bbox="1118 427 1361 533">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="608 539 858 741">All buildings</td> <td data-bbox="863 539 1114 741">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1118 539 1361 741">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>Side and rear setbacks A10 and B17</p>	<p>The provisions of Clause 54.04-1 and Clause 55.04-1 apply.</p>						
<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 1 metre from the side boundary for a distance of 8 metres from the front wall of the building (see sketch). <div data-bbox="624 1088 1342 1473" style="text-align: center;"> </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, ▪ Roof form and pitch, ▪ Number of storeys, ▪ Materials and finishes, ▪ 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</p>						

Standard	Modified requirement
	<p>that complements rather than replicates period dwelling styles.</p> <p>Second storey additions to existing buildings must be designed to complement the form, proportions and design detail of the original dwelling.</p> <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 and must be constructed in brick or rendered in a colour that matches the dwelling colours.</p> <p>A front fence within 3 metres of a street must not exceed a height of 0.75 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.