

04/07/2013  
C109

## SCHEDULE 10 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO10**.

### HIGHETT NEIGHBOURHOOD CHARACTER PRECINCTS

#### 1.0 Statement of preferred neighbourhood character

04/07/2013  
C109

These former industrial areas are in transition to a residential use and form that complements the surrounding residential character. The mix of building styles will gradually transform, through redevelopment and reuse, to well-designed and contemporary residential buildings that sit comfortably in the traditional residential streetscape. All buildings will incorporate a substantial, landscaped front setback and garden areas within the development that provide a visual link and buffer between the new and established residential areas. Comprehensive redevelopment of sites is encouraged and where this occurs, the building design will be closely aligned with key elements of form, style, vehicular access and materials in the surrounding residential areas. Adapted buildings will also reflect key elements of the surrounding residential areas in the façade design, vehicular access and building forms. The former built form and use will be acknowledged through subtle elements of siting, while ensuring that the high architectural and amenity standards of the surrounding area are reflected and maintained.

#### 2.0 Neighbourhood character objectives

04/07/2013  
C109

To improve the interface between former industrial areas and the surrounding traditional residential areas.

To encourage the transition of the area to residential use.

To create more consistent and attractive streetscapes through improvements to existing setbacks and building facades.

To encourage a building form and style more closely aligned with the character of the traditional suburban surrounds.

To encourage townhouse style medium density housing development that reflects the surrounding character through building form, street setbacks and the use of materials.

To allow setbacks from side and rear boundaries that reflect the existing pattern of setbacks, where appropriate.

To ensure that all setbacks are well landscaped.

#### 3.0 Permit requirement

04/07/2013  
C109

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

#### 4.0 Modification to Clause 54 and Clause 55 standards

04/07/2013  
C109

Standard	Modified Requirement
<b>Street setback A3 and B6</b>	Walls of buildings should be set back a minimum of 6 metres from any street frontage or sideage.
<b>Site coverage A5 and B8</b>	Where existing buildings are to be re-used, increase the permeable area available on-site for landscaping, and do not increase the building site coverage if over 60%.

Standard	Modified Requirement
	In a new development, the building site coverage should not exceed 60%.
<b>Landscaping</b> <b>A8 and B13</b>	<p>Provide garden areas and include substantial vegetation within the street setback area.</p> <p>Consider the use of more innovative landscaping options such as planter boxes, climbers, creepers and vertical gardens in locations with no or small side or rear boundary setbacks.</p> <p>Provide balconies and outdoor courtyards with space for vegetation that may be visible from the street.</p>
<b>Side and rear setbacks</b> <b>A10 and B17</b>	<p>A new building not on or within 150mm of a boundary should be set back from side and rear boundaries 1 metre, 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>The above requirement does not apply to a boundary which abuts one of the following properties:</p> <ul style="list-style-type: none"> <li>▪ 24, 24A, 26, 28 and 30 Tibrockney Street, 21 Beaumaris Parade, 6 and 7 Noyes Street, 2,4,6 and 8 Clements Street, 5 Sydenham Street and 183, 185-187, 189, 191, 193, 195 and 197 Bay Road, Highett.</li> </ul> <p>Abutting these properties, a new building not on or within 150mm of a boundary should be set back 2 metres from the side boundary and 3 metres from the rear boundary, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 2 metres for every metre of height over 6.9 metres.</p> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry 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>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>
<b>Access</b> <b>B14</b>	<p>Remove existing excessive width vehicular crossings and provide standard residential crossover widths.</p> <p>Provide no more than one vehicular crossover per typical residential site width street frontage or sideage.</p>
<b>Parking location</b> <b>B15</b>	<p>Minimise hard paving in front and side setbacks, and remove existing car parking in front setback areas.</p> <p>Locate car parking spaces, garages and car ports to the rear or side of the building.</p>
<b>Design detail</b> <b>A19 and B31</b>	<p>Provide:</p> <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing;</li> <li>▪ Materials, finishes and colours;</li> <li>▪ Pitched roof form,</li> </ul> <p>that respect the preferred neighbourhood character of the surrounding residential area.</p> <p>Design garage doors and car parking structures to integrate with the building colours and materials.</p>

**5.0**

**Decision guidelines**

04/07/2013  
C109

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

- The extent to which any buildings or works assist in respecting and contributing to the preferred neighbourhood character of the area.
- The extent to which any buildings and works assist in integrating the area with the surrounding residential area.
- Whether any new building or alterations to an existing building provide adequate street frontage setbacks to reflect the predominant pattern in nearby residential areas.
- Whether the proposal includes sufficient landscaping.

**6.0**

04/07/2013  
C109

**Reference**

City of Bayside Highett Neighbourhood Character Review, Planisphere, March 2011