

28/05/2015
C107**SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

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

THE HIGHWAY, BENTLEIGH**1.0**31/01/2013
C87**Statement of neighbourhood character**

The Highway is an intact street of Interwar – early Modern clinker brick and rendered dwellings, set in manicured gardens. The Highway has a highly significant neighbourhood character due to the intactness of the original dwellings and the consistency of its key character elements. This includes the predominant single storey scale and the form, siting and materials of the buildings, the styles and height of front fences and the well landscaped surrounds.

The preferred neighbourhood character for The Highway is defined by the continued presence of Interwar – early Modern dwellings combined with new dwellings that complement the key characteristics of the streetscape, which comprise:

- Single storey building scales, with well recessed upper levels from the front façade.
- Use of clinker brick with light coloured render detailing, or use of light coloured render with clinker brick detailing.
- Articulation of building forms and facades achieved through use of an asymmetrical plan form with a projecting front room to the street or inclusion of a small front porch or gable end.
- Use of simple design detail typical of the era of development.
- Hipped roof forms with eaves.
- Consistent front and side setbacks that reinforce the distinct spatial rhythm of the street and provide space for well landscaped gardens.
- Garages set back towards the rear of the dwelling.
- Low scale brick fencing to reflect the established style of fencing and retain the sense of openness in the streetscape.

2.031/01/2013
C87**Neighbourhood character objectives**

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

To encourage retention of older dwellings that contribute to the valued 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 maintain the pattern of low brick front fencing that creates a sense of openness in the streetscape, allows views of dwellings and front gardens and complements the building era and style.

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.

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 setback from streets the distance specified in Street Setback Table below.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3" style="background-color: black; color: white; text-align: center;">Street Setback Table</th> </tr> <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 greater setback from the front street of adjacent dwellings within the same Overlay area.</td> <td>Equal to the greater setback from the side street of all dwellings on a corner allotment within the same Overlay area.</td> </tr> </tbody> </table>	Street Setback Table			Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)	All buildings	Equal to the greater setback from the front street of adjacent dwellings within the same Overlay area.	Equal to the greater setback from the side street of all dwellings on a corner allotment within the same Overlay area.
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<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"> ▪ A carport, garage or outbuilding is set back at least 10 metres behind the front wall of the dwelling, and located on one side boundary only; or ▪ Any other part of the dwelling and the building is setback a minimum of 2 metres from the side boundary for a distance of 10 metres from the front wall of the building (see sketch). <div style="text-align: center;"> </div>									
<p>Design detail A19 and B31</p>	<p>The design of buildings 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 driveways, garages or carports. 									

Standard	Modified requirement
	<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 at least 8 metres from the front building façade where the main ridge line of the roof is perpendicular to the street, or located at least 1m 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 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 or not located to the rear of the dwelling. ▪ Located at least 10 metres behind the front wall of the dwelling. <p>Hard paving surfaces within the front setback should be limited to maximise landscaping opportunities.</p> <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 be constructed of brick or render.</p> <p>A front fence within 3 metres of a street should not exceed a height of 0.5 metres, or 0.8 metres for the height of a pillar.</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 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

Glen Eira Neighbourhood Character Review 2006 (2014 Update) Final Report November 2014, Planisphere.