

28/05/2015
C107

SCHEDULE 6 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

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

BOYD PARK AREA, MURRUMBEENA

1.0

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Statement of neighbourhood character

The Boyd Park Area is significant for its distinctive landscape quality, which is derived from its setting around the public reserves of Boyd Park, the Springthorpe Gardens and Riley Reserve, and from the strong garden suburban character in surrounding streets. The Boyd Park Area is also significant for its many Interwar period buildings, set in streetscapes that show a consistency in front and side setbacks that provide space for substantial planting, pitched roof forms and low front fences.

The preferred neighbourhood character for the Boyd Park Area will be defined by the unique Interwar era garden suburban environment, and intact original buildings. New developments will complement the key characteristics of the streetscape, comprising of:

- Spacious, well vegetated garden settings with established canopy trees.
- A consistent scale of buildings, with a high standard of architectural detail and design.
- Front and side setbacks that maintain the sense of space within the streetscape and provide for adequate garden space, substantial planting and vegetation.
- Attractive and well landscaped interfaces through appropriate siting and design on sites adjoining public reserves.
- Pitched roof forms with eaves.
- Articulated building forms and façades.
- Low scale or permeable front fences to allow views to the buildings and gardens as an integral part of the streetscape character.
- Garages and outbuildings set back towards the rear of the dwelling.

2.0

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Neighbourhood character objectives

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

To preserve and enhance the unique landscape character of the area, which extends across the open spaces and into adjacent private gardens and street planting.

To maintain the prominence of vegetation in the area by retaining established vegetation, particularly medium to large sized canopy trees, and the planting of substantial vegetation.

To retain adequate space for landscaping by reflecting the established pattern of dwelling spacing.

To ensure that buildings adjoining the reserves present a profile against the landscape setting that allows the landscaping to remain a key feature of the area.

To ensure that garden spaces and views to dwellings are unencumbered by garages, outbuildings or expanses of hard paving.

To encourage retention of existing Interwar buildings that contribute to the neighbourhood character of the area.

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

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 visually permeable front fencing that creates a sense of openness in the streetscape and allows views of dwellings and into 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.

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Permit requirement

A permit is required to:

- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.
- Remove, destroy or lop a tree (except on public land).

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Modification to Clause 54 and Clause 55 standards

| Standard | Modified requirement | | |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Street setback A3 and B6 | Walls of buildings should be setback from streets the distance specified in Street Setback Table below. | | |
| | 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 all dwellings within the same street of the Overlay area. | Equal to the greater setback from the side street of all dwellings on a corner allotment within the same Overlay area. |

| Standard | Modified requirement |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 2 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 8 metres from the front wall of the building (see sketch) <div data-bbox="671 510 1321 831" 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 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. <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 ridgeline 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. |

| Standard | Modified requirement |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <ul style="list-style-type: none"> ▪ Located at least 2 metres behind the front wall of the dwelling. <p>Hard paving surfaces within the front setback should be limited to maximise landscaping.</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..</p> <p>A front fence within 3 metres of a street should not:</p> <ul style="list-style-type: none"> ▪ exceed a height of 1.2 metres and ▪ have at least 25% permeability, or ▪ exceed a height of 0.8 metres if constructed in brick/masonry. |

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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.