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SCHEDULE 4 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO4**.

SEDDON NEIGHBOURHOOD CHARACTER PRECINCT, SEDDON

1.0 Statement of neighbourhood character

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The preferred neighbourhood character of the Seddon Neighbourhood Character Precinct will be characterised by an architecturally diverse range of housing, but low scale, timber dwellings will be the prevailing form. The heritage fabric of the surrounding Heritage Overlay area, located in the older central part of Seddon and Yarraville, will continue to influence the neighbourhood character of the area. The precinct’s inner suburban feel will be retained by minimal setbacks from the front and side boundaries and the narrow lots. New, low-scale buildings with pitched roofs will incorporate well-articulated facades. New development will respond appropriately to the older building stock and be easily distinguishable from the old. Upper levels will be visually recessive to reduce their prominence. The diversity of dwelling styles and sense of history in the precinct will be retained. Important elements of the streetscape such as low front fences and views to small front gardens will also be retained. The precinct’s inner suburban feel will continue to be influenced by the public realm where some streets do not have nature strips and therefore street trees, where they exist, are often planted in the footpaths.

2.0 Neighbourhood character objectives

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- To ensure new dwellings and additions respect the qualities of older adjoining buildings.
- To ensure buildings and extensions respect the dominant building scale and forms.
- To maintain and strengthen the garden setting of dwellings.
- To maintain the consistency of front boundary setbacks.
- To encourage innovative and contemporary architectural responses that respect and assist in achieving the preferred neighbourhood character.

3.0 Permit requirement

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A permit is required to:

- Demolish or remove a building; and
- Construct or extend an outbuilding normal to a dwelling where it is located in the front or side setback of the dwelling.

4.0 Modification to Clause 54 and Clause 55 standards

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Standard	Modified Requirement
A9 and B15	<p>Where there is no existing cross over to the lot no car spaces should be provided.</p> <p>Where there is an existing cross over to the lot and a garage or carport is to be provided garages and car ports should be located behind the front line of the dwelling.</p> <p>The loss of front garden space to paved surfaces and the dominance of car parking structures should be minimised.</p> <p>In new developments two car spaces should be provided per dwelling with:</p>

Standard	Modified Requirement
	<ul style="list-style-type: none"> ▪ One space at least 6 metres long and 3.5 metres wide and covered or capable of being covered. ▪ The second space at least 4.9 metres long and 2.6 metres wide. <p>If the car spaces are provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5 metres wide measured inside the garage or carport.</p> <p>A building may project into a car space if it is at least 2.1 metres above the space.</p> <p>The requirements of this standard relating to the provision of car parking do not apply to extensions to existing dwellings.</p>
A19 and B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ The number of storeys, ▪ Façade articulation and design, ▪ Roof form, ▪ Building materials, ▪ Verandahs, eaves and parapets, and ▪ Building siting <p>should respect the preferred neighbourhood character of the area.</p> <p>Upper storeys that exceed the predominant height in the street should be recessed behind the front façade.</p> <p>Garage and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>
A20 and B32	<p>Front fences should reflect the typical fencing height within the precinct.</p> <p>Fences should be low and allow views through or over the fence into the front garden.</p>

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Decision guidelines

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Before deciding on an application, in addition to the decision guidelines of Clause 43.05 and Clause 65, the responsible authority must consider, as appropriate:

- The extent to which any building to be extended or otherwise modified, contributes to the preferred character of the area.
- The extent to which the proposed building or works assists in reflecting and enhancing the character of the area.
- With regard to demolition applications:
 - The contribution the proposed development will make to the preferred neighbourhood character of the precinct
- The extent to which garages and car ports dominate the streetscape.
- The selection of building materials and the contribution the materials will make to the neighbourhood character of the precinct.
- The impact of buildings and extensions on the streetscape, and the respect shown for the predominant building height and roof forms of the street and nearby properties, including the extent to which upper storeys are recessed behind the front façade.
- The ability to distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture.
- The extent to which the front setback, landscaping plan and front fence treatment contribute to the garden setting character of the area.

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Reference Documents

- Maribyrnong Neighbourhood Character Review (February 2010)
- Maribyrnong Neighbourhood Character Guidelines (Inner Urban 1)