

12/07/2012
C92

SCHEDULE 5 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO5**.

YARRAVILLE NEIGHBOURHOOD CHARACTER PRECINCT, YARRAVILLE

1.0 Statement of neighbourhood character

12/07/2012
C92

The preferred neighbourhood character of the Yarraville Neighbourhood Character Precinct will be intimately scaled and characterised by predominantly single storey dwellings, small allotments, low front fences and narrow streets. New, low-scale buildings with pitched roofs will incorporate well-articulated facades. Where newer development exceeds the predominant height in the street, visually recessive upper levels will reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street. The character of the precinct will continue to be influenced by the adjoining old central ‘core’ of the Yarraville village, much of which is protected by the Heritage Overlay, and the existence of older dwellings in a very compact, inner urban form. Older dwellings will be complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. The narrow footpaths and generally low level vegetation in front gardens will continue to contribute to the intimate scale of the precinct. The sense of history of the precinct will continue to be supported by the bluestone kerbing of many streets, and established exotic street trees in some instances.

2.0 Neighbourhood character objectives

12/07/2012
C92

- To ensure new dwellings and additions respect the form and key characteristics of older nearby 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

12/07/2012
C92

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

12/07/2012
C92

Standard	Modified Requirement
A9 and B15	Locate garages and car ports behind the front line of the dwelling. The loss of front garden space to paved surfaces and the dominance of car parking structures should be minimised. In new developments two car spaces should be provided per dwelling with: <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. If the car spaces are provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5 metres wide

Standard	Modified Requirement
	<p>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 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>

5.0

12/07/2012
C92

Decision guidelines

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 preferred 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 preferred 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.

6.0

12/07/2012
C92

Reference Documents

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