

12/09/2013
C128**SCHEDULE 4 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

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

FENTON & WARRICK STREET, ASCOT VALE**1.0****Statement of neighbourhood character**12/09/2013
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Fenton Street and Warrick Street are significant in neighbourhood character due to the intact Federation and Interwar weatherboard dwellings. The street displays a consistency in the use of building materials, a pitched roof form with gabled ends front the street, siting, established gardens and low front fencing.

The adjoining heritage overlay properties also contribute to the significance of this area.

2.0**Neighbourhood character objective**12/09/2013
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- To ensure new development is consistent with the established front and side setbacks of the area.
- To ensure any second storey elements are sufficiently recessed so that the single storey component is visually dominant when viewed from the street.
- To ensure that new dwellings and alterations to existing dwellings reflect the established pattern of siting and materials.
- To ensure any new garages, carport and outbuildings are complementary to the built form and obscured from the streetscape.
- To promote the use of pitched roof form with gabled ends fronting the street.
- To ensure any additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.

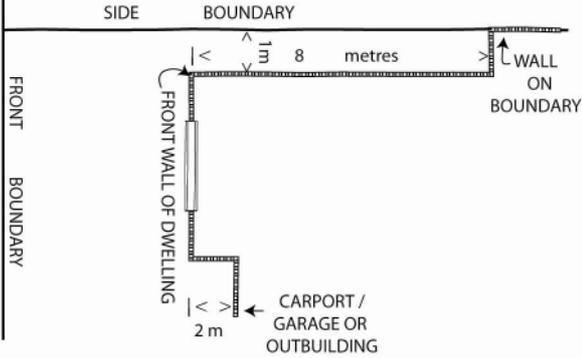
3.0**Permit requirement**12/09/2013
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A permit is required to:

- Construct or extend an outbuilding normal to a dwelling, if the structure is visible from a street (other than a lane) or public park.
- Demolish or remove a dwelling.

4.0**Modification to Clause 54 and Clause 55 standards**12/09/2013
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Standard	modified Requirement
Street Setback A3 and B6	Equal to the prevailing setback from the front street of all dwellings within the overlay.
Walls on boundaries A11 and B18	<p>A wall may be constructed on a boundary for a maximum of 10 metres where:</p> <ul style="list-style-type: none"> ▪ It is a carport, garage or outbuilding set back behind the front wall of the dwelling, and located on one side boundary only. <p>Or</p> <ul style="list-style-type: none"> ▪ It is any other part of the dwelling and the building is set back a minimum of 1 metre from the side boundary for a distance of 8 metres from the front wall of the building.

Standard	modified Requirement
	
<p>Design Detail A19 and B31</p>	<p>The design of buildings should reflect the preferred neighbourhood character of the area, specifically in relation to:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing ▪ Window and door proportions ▪ Roof form pitch and eaves ▪ Verandahs, eaves and parapets ▪ The number of storeys ▪ Materials and finishes ▪ Building siting <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 a substantial distance from the front building façade and generally located behind the main ridgeline or highest point of the roof over the ground floor, 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. ▪ Located 2 metres behind the front wall of the dwelling. <p>All other requirements of Standards A19 and B31 continue to apply.</p>
<p>Front fence height 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 or a fence on the side boundary forward of the dwelling should not exceed 1.2 metres.</p>

5.0

Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether any new building is sufficiently setback from the front and side boundaries to respect the predominant setbacks in the street.
- Whether any second storey elements of new buildings are sufficiently setback as to not be visually intrusive from the street.
- Whether any new building or extension is complementary to the siting and materials of the street.
- The extent to which garages, car ports and outbuildings are visible from the street.
- The use of pitched roof form with gabled ends fronting the street.
- The extent to which any building to be extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

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Reference

Moonee Valley Neighbourhood Character Study 2012