

05/06/2014  
C136**SCHEDULE 5 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO5****MUNRO STREET, ASCOT VALE****1.0 Statement of neighbourhood character**05/06/2014  
C136

The small pocket of Munro Street affected by this overlay displays a consistent streetscape of single fronted Edwardian terraces with parapet facades. The character of the streetscape is defined by consistent elements, such as the parapet building form, compact built form, front verandah areas, low timber picket fences and the lack of vehicle crossovers in the front setback. Regular front setbacks provide space for modest front planting. Many buildings are finished with light colours, which accentuate the built form along the street.

**2.0 Neighbourhood character objective**05/06/2014  
C136

- 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, materials and colours.
- To ensure any additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.
- To ensure that vehicle access is located via the rear laneway to retain the consistent streetscape.

**3.0 Permit requirement**05/06/2014  
C136

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**05/06/2014  
C136

Standard	Modified Requirement
Street Setback A3 and B6	Equal to the prevailing setback from the front street of all dwellings within the overlay
Design Detail A19 and B31	The design of buildings should respect the preferred neighbourhood character of the area, specifically in relation to: <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing</li> <li>▪ Window and door proportions</li> <li>▪ Roof form pitch and eaves</li> <li>▪ Verandahs, eaves and parapets</li> <li>▪ The number of storeys</li> </ul>

Standard	Modified Requirement
	<ul style="list-style-type: none"> <li>▪ Materials and finishes</li> <li>▪ Building siting</li> </ul> <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"> <li>▪ Set back 2 metres from the front building façade and generally located behind the main ridgeline or highest point of the roof over the ground floor, and</li> <li>▪ Designed to complement the form and proportions of the existing dwelling or, if a new dwelling, other dwellings in the street.</li> </ul> <p>Garages and carports should be located behind the dwelling in the rear setback.</p> <p>All other requirements of Standards A19 and B31 continue to apply.</p>
Front fence height A20 and B32	<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 a height of 1.2 metres, and be constructed of timber pickets.</p>

## 5.0

05/06/2014  
C136

### 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 neighbourhood character of the area.
- The extent to which any building to be demolished, extended or otherwise modified contributes to the neighbourhood character or the area.
- Whether any new building is sufficiently set back from the front and side boundaries to respect the predominant setbacks in the street
- Whether any second storey elements of new buildings are sufficiently set back as to not be visually intrusive from the street
- Whether any new building or extension is complementary to the siting, materials and colours of the street.

### Reference

Moonee Valley Neighbourhood Character Study 2012, Planisphere