

10/04/2014
C168**SCHEDULE 3 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO3**.

CLARENCE STREET PRECINCT**1.0**10/04/2014
C168**Statement of neighbourhood character**

Clarence Street comprises Victorian, Federation and Interwar dwellings, set in established gardens. Clarence Street has a highly significant neighbourhood character due to the intactness of the original dwellings and the consistency of its key character elements. These elements include the predominant single storey scale and form, consistent siting and materials of the buildings, the low and visually permeable front fences and the well landscaped surrounds.

The preferred neighbourhood character for Clarence Street is defined by the continued presence of Victorian, Federation and Interwar dwellings and new dwellings that complement the key characteristics of the streetscape, which comprise:

- Predominantly single storey building scales.
- Articulation of building forms and facades achieved through use of asymmetrical plan forms, projecting front rooms, or inclusion of a small front porch.
- Use of simple design detail.
- Pitched roof forms with gable and hipped ends.
- Consistent front and side setbacks that reinforce the distinct spatial rhythm of the street and provide space for landscaping.
- Garages set back towards the rear or side of the dwelling.
- Front fencing constructed from permeable materials that complements the dwelling design and retains the sense of openness in the streetscape.

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C168**Neighbourhood character objectives**

To ensure that new buildings and works respect the preferred neighbourhood character of the area.

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

To maintain the established pattern of front and side setbacks in the street.

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

3.0 Permit requirement

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A permit is required to:

- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.

4.0 Modification to Clause 54 and Clause 55 standards

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Standard	Modified Requirement						
<p>Street setback A3 and B6</p>	<p>Walls of buildings should be setback from streets the distance specified in Street Setback Table below.</p> <p>Street Setback Table</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: black; color: white;">Development Context</th> <th style="background-color: black; color: white;">Minimum Setback From Front Street (Metres)</th> <th style="background-color: black; color: white;">Minimum Setback From A Side Street (Metres)</th> </tr> </thead> <tbody> <tr> <td>All buildings</td> <td>Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td>Equal to the prevailing setback from the side street of all dwellings on a corner allotment within the same Overlay area.</td> </tr> </tbody> </table>	Development Context	Minimum Setback From Front Street (Metres)	Minimum Setback From A Side Street (Metres)	All buildings	Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.	Equal to the prevailing setback from the side street of all dwellings on a corner allotment within the same Overlay area.
Development Context	Minimum Setback From Front Street (Metres)	Minimum Setback From A Side Street (Metres)					
All buildings	Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.	Equal to the prevailing setback from the side street of all dwellings on a corner allotment within the same Overlay area.					
<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"> ▪ It is a carport, garage or outbuilding is set back at least 3 metres from the front wall of the dwelling, and located on one side boundary only; or ▪ It is any other part of the building and is setback a minimum of 1 metre from one side boundary for a distance of 3 metres from the front facade of the building (see sketch) <div style="text-align: center;"> </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 and extensions 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. 						

Standard	Modified Requirement
	<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 from the front building façade where the main ridge line of the roof is perpendicular to the street, or located 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. ▪ Located at least 3 metres behind the front wall of the dwelling. <p>Hard paving surfaces within the front setback should be kept to a minimum.</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 the dwelling. For front fences within 3 metres of a street frontage this includes:</p> <ul style="list-style-type: none"> ▪ A timber picket fence up to 1.2 metres; or ▪ A brick or rendered masonry fence up to 0.8 metres.

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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

Stonnington Neighbourhood Character Review; Planisphere, 2013