

30/06/2016  
C217**SCHEDULE 7 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO7**.

**Californian bungalow Significant Character Areas****1.0**30/06/2016  
C217**Statement of neighbourhood character**

These streetscapes comprise numerous Californian bungalows set within established gardens. The significance of these areas is due to the consistency of original dwellings which have a low slung appearance within the streetscape. Key original features that add to the areas' significance include large terracotta tiled roofs with simple chimneys, stucco and timber fretwork on gable ends, decorative brickwork, bay windows and arched verandahs with large pillars. Front fences are typically timber picket or low red-orange brick to match the era and style of the dwellings.

**Preferred neighbourhood character**

The preferred neighbourhood character for these areas is defined by the continued presence of Californian bungalows and new dwellings that reflect the key characteristics of the streetscapes which comprise:

- Single storey building scale with second storeys recessed behind the front façade.
- Simple floor plans with projecting front room and porch or verandah.
- Orientation of buildings to the street according to lot orientation.
- Consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of weatherboard, brick or brick and render.
- Dark terracotta tiled, pitched roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick or timber picket front fences.

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C217**Neighbourhood character objectives**

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

To encourage the retention of intact, original dwellings that contribute to the preferred neighbourhood 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 minimise the loss of front garden space due to car parking and driveways, and minimise the dominance of car parking structures in the streetscape.

To ensure space is available for the planting of trees and gardens.

**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><b>Street setback</b><br/><b>A3 and B6</b></p>        | <p>Walls of buildings should be setback from streets the distance specified in Street Setback Table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: black; color: white;">Street Setback Table</th> </tr> <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 style="text-align: center;">All buildings</td> <td>Equal to the prevailing setback from the front street of dwellings on the same side of the street in 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> | Street Setback 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 dwellings on the same side of the street in 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. |
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| 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 dwellings on the same side of the street in 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><b>Walls on boundaries</b><br/><b>A11 and B18</b></p> | <p>A wall may be constructed on a boundary where:</p> <ul style="list-style-type: none"> <li>▪ It is a car parking structure or outbuilding that is set back at least 3 metres from the front facade of the building, and located on one side boundary; or</li> <li>▪ It is any other part of the building and is setback a minimum of 1.5 metres from one side boundary for a distance of 8 metres from the front facade of the building (see the following sketch which shows minimum setbacks).</li> </ul> <div style="text-align: center;"> </div> <p>All other requirements of Standards A11 and B18 continue to apply.</p>   |   |  |  |                     |  |   |               |   |   |
| <p><b>Design detail</b><br/><b>A19 and B31</b></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"> <li>▪ Scale and form,</li> <li>▪ Roof form, pitch and eaves,</li> </ul>  |   |  |  |                     |  |   |               |   |   |

| Standard | Modified requirement  |
|----------|---|
|          | <ul style="list-style-type: none"> <li>▪ Number of storeys,</li> <li>▪ Materials and finishes,</li> <li>▪ Façade articulation,</li> <li>▪ Building siting, and</li> <li>▪ Siting and design of vehicle access and car parking structures.</li> </ul> <p>New buildings should interpret the detailed elements of original 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>Pairs of attached dwellings should present to the street as a single dwelling particularly though its scale, form, roof design and siting.</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 8 metres 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</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>A car parking structure should be:</p> <ul style="list-style-type: none"> <li>▪ Visually unobtrusive and compatible with the development and the preferred neighbourhood character.</li> <li>▪ A maximum width of 4 metres where visible from the street.</li> <li>▪ Located at least 3 metres behind the front facade of the building.</li> </ul> <p>Hard paving surfaces within the front setback should be kept to a minimum to maximise space for planting.</p> <p>All other requirements of Standards A19 and B31 continue to apply.</p> |

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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 contribute to 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) (Addenda, 2015)