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Proposed C285ston

SCHEDULE 8 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO8.

EARLY MODERN AND POST-WAR SIGNIFICANT CHARACTER AREA - LALBERT CRESCENT PRECINCT

1.0

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Statement of neighbourhood character

The Lalbert Street Precinct comprises Post-war and Early Modern dwellings of a grand scale, set within well-established gardens. The dwellings along Orrong Road and Kelvin Grove provide gateways to the precinct, particularly the distinctive flat-roofed Early Modern building at the corner of Lalbert Crescent and Orrong Road. The precinct's significance is due to the consistency of its original dwellings which are mostly of two to three storeys and constructed of brick with terracotta tiled roofs. Architectural features of the original buildings include bulls-eye windows, curved facades, defined porch entrances, projected front rooms and decorative brickwork. Front fences are typically low brick and designed to match the dwellings.

The preferred neighbourhood character of the Lalbert Crescent precinct is defined by the continued presence of grand brick Post-war and Early Modern dwellings, and new dwellings that reflect the key characteristics of the streetscape including:

- Grand, detached buildings of two to three storey scale.
- Pitched hipped or gabled roofs and projecting front room.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting, including canopy trees, in the front, side and rear setbacks.
- Use of red clinker or orange brick, or render, with contrasting detail.
- Red terracotta tiled roofs.
- Vehicle access and car parking structures non-existent or car parking and car parking structures located behind the dwelling with side driveway access or integrated within the dwelling form.
- Low brick front fences, often with brick columns.

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Neighbourhood character objective

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

To encourage retention of the features of intact, original dwellings that contribute to the preferred neighbourhood character of the area.

To ensure that new dwellings or extensions to existing dwellings respect the dominant front and side setbacks, building height, form, façade articulation, materials and roof forms of the streetscape.

To ensure that the design detail in new buildings complements, rather than mimics, that of the original building styles in the street.

To ensure buildings are situated within spacious gardens with canopy trees.

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Permit requirement

A permit is required to:

- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.
- Remove, destroy or lop trees.

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Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement						
<p>Street setback A3 and B6</p>	<p>Walls of buildings should be setback from streets the distance specified in the Street Setback Table below.</p> <p>Street Setback Table</p> <table border="1" data-bbox="464 387 1305 544"> <thead> <tr> <th data-bbox="464 387 746 488">Context</th> <th data-bbox="746 387 1029 488">Minimum setback from front street (Metres)</th> <th data-bbox="1029 387 1305 488">Minimum setback from a side street on corner sites (Metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="464 488 746 544">All buildings</td> <td data-bbox="746 488 1029 544">6 Metres</td> <td data-bbox="1029 488 1305 544">2 Metres</td> </tr> </tbody> </table>	Context	Minimum setback from front street (Metres)	Minimum setback from a side street on corner sites (Metres)	All buildings	6 Metres	2 Metres
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All buildings	6 Metres	2 Metres					
<p>Side and rear setbacks A10 and B17</p>	<p>New walls constructed within 8 metres from the front facade of the building should have a minimum side setback of 2 metres.</p> <p>All other requirements and exemptions of standard A10 and B17 continue to apply.</p>						
<p>Walls on boundaries A11 and B18</p>	<p>A wall may be constructed on or within 200mm of a boundary where:</p> <ul style="list-style-type: none"> ▪ It is any other part of the building 8 metres or more behind the front façade of the building (see diagram below); or ▪ It is a car parking structure that is at least 3 metres behind the most recessed part of the front façade of the building and located on one side boundary only (see diagram below). <div data-bbox="475 954 1305 1933" data-label="Diagram"> </div> <p>All other requirements of Standards A11 and B18 continue to apply.</p>						
<p>Design detail</p>	<p>The design of buildings and extensions should respect the preferred neighbourhood character of the area, specifically in relation to:</p>						

STONNINGTON PLANNING SCHEME

Standard	Modified requirement
A19 and B31	<ul style="list-style-type: none"> ▪ Scale and form. ▪ Roof form, pitch and eaves. ▪ Number of storeys. ▪ Materials and finishes. ▪ Façade articulation and detailing. ▪ Window and door proportions. ▪ Verandahs, eaves and parapets. ▪ Building siting. ▪ Siting and design of vehicle access and car parking structures. <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>A car parking structure 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 façade of the building. <p>Hard paving surfaces within the front setback should be kept to a minimum to maximise landscaping.</p>
Deep soil areas and canopy trees B38	<p>Developments should provide at least 25% of site area for deep soil areas for the planting of canopy trees.</p>

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Decision guidelines

None specified.