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Proposed C285ston

SCHEDULE 10 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO10**.

POST-WAR SIGNIFICANT CHARACTER AREA - CAMINO TERRACE PRECINCT

1.0

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Statement of neighbourhood character

The Camino Terrace Precinct comprises distinctive 1950s to 1960s Post-war development set in established gardens. The significance of this precinct is due to the consistency of original double- and triple-fronted brick dwellings. At the northern end of the precinct, buildings are one or two storey, with car parking structures integrated into the lower ground level of double storey dwellings. The southern end of the precinct is predominantly single storey. Distinctive features of this area include the brick materiality, decorative wrought iron railings on balustrades and gates as well as mullioned doors and windows. Camino Terrace includes a small reserve, which gives the properties at this end of the precinct an open, landscaped feel.

The preferred neighbourhood character for the Camino Terrace precinct is defined by the continued presence of original dwellings and new dwellings that reflect the key characteristics of the streetscape including:

- Single or double storey detached built form.
- Double and triple fronted building form.
- Parallel orientation of buildings to the street with consistent front and side setbacks.
- Established planting of low formal gardens including some canopy trees, in the front, side and rear setbacks.
- Use of cream, orange or red bricks.
- Dark terracotta tiled pitched hipped roofs.
- Car parking and car parking structures integrated into the built form of the dwelling, either:
 - On single storey dwellings: to the side set behind the facade with side driveway access, or
 - On double storey dwellings for properties facing Camino Reserve: integrated into the ground floor.
- Low brick front fencing or open frontages with no fencing.

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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 front and side setbacks, 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 original buildings in the street.

To ensure car parking structures for single dwellings are located behind the façade of the dwelling, or for double storey dwellings car parking structures are integrated into the ground floor.

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Permit requirement

A permit is required to:

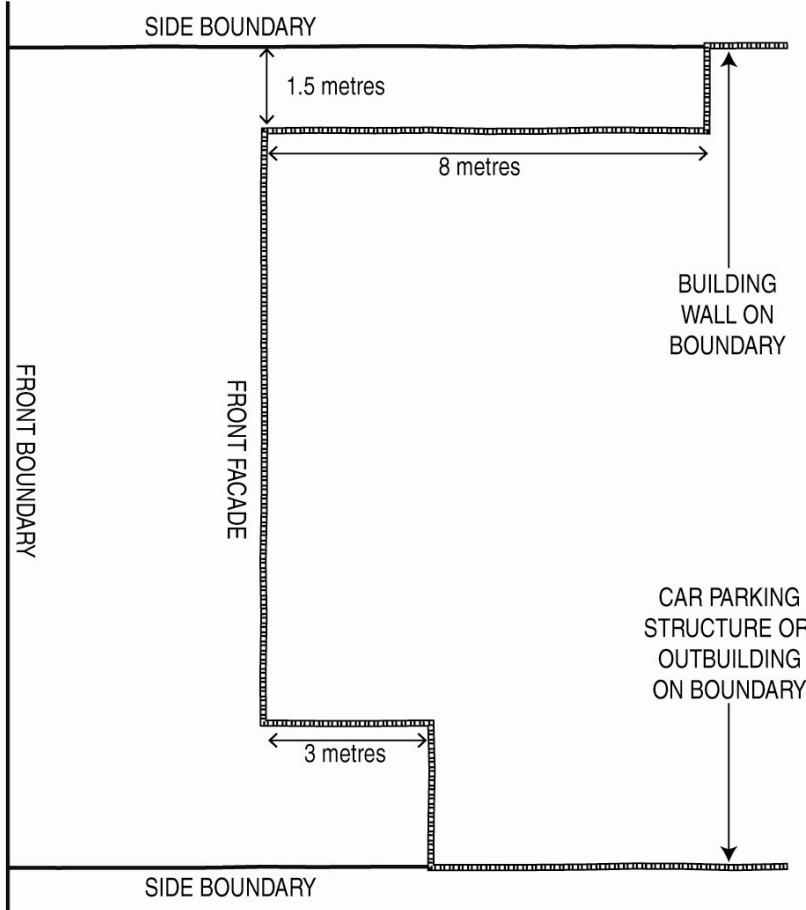
STONNINGTON PLANNING SCHEME

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

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Modification to Clause 54 and Clause 55 standards

Standard	Modified Requirement						
Street setback A3 and B6	Walls of buildings should be setback from streets the distance specified in the Street Setback Table below. Street Setback Table <table border="1" data-bbox="616 517 1431 674"> <thead> <tr> <th data-bbox="616 517 890 622">Context</th> <th data-bbox="890 517 1161 622">Minimum setback from front street (Metres)</th> <th data-bbox="1161 517 1431 622">Minimum setback from a side street on corner sites (Metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 622 890 674">All buildings</td> <td data-bbox="890 622 1161 674">8 metres</td> <td data-bbox="1161 622 1431 674">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	8 metres	2 metres
Context	Minimum setback from front street (Metres)	Minimum setback from a side street on corner sites (Metres)					
All buildings	8 metres	2 metres					
Side and rear setbacks A10 and B17	New walls constructed within 8 metres from the front facade of the building should have a minimum side setback of 1.5 metres. All other requirements and exemptions of standard A10 and B17 continue to apply.						
Walls on boundaries A11 and B18	A wall may be constructed on or within 200mm of a boundary where: <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).  <p>The diagram illustrates a rectangular plot with four boundaries: Front Boundary (top), Side Boundary (left), Side Boundary (right), and Side Boundary (bottom). A dashed line represents the building wall on the boundary, with a 1.5m side setback and an 8m distance from the front facade. A solid line represents a car parking structure or outbuilding on the boundary, with a 3m distance from the front facade.</p> <p>All other requirements of Standards A11 and B18 continue to apply.</p>						

STONNINGTON PLANNING SCHEME

Design detail A19 and B31	<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 and detailing,▪ Window and door proportions,▪ Verandahs, eaves and parapets,▪ Building siting, and▪ Siting and design of vehicle access and car parking structures. <p>New buildings should interpret the detailed elements of original dwellings 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>Hard paving surfaces within the front setback should be kept to a minimum to maximise landscaping.</p>
Deep soil areas and canopy trees B38	Developments should provide at least 25% of site area for deep soil areas for the planting of canopy trees.

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Decision guidelines

None specified.