

12/11/2020
C285ston

SCHEDULE 9 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO9.

INTERWAR AND POST-WAR SIGNIFICANT CHARACTER AREAS - BRUCE STREET AND CAIRNES CRESCENT PRECINCTS

1.0

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Statement of neighbourhood character

These streetscapes are distinctive areas of Interwar and Post-war development set in established gardens. The significance of these areas is due to the consistency of original red, cream or orange brick dwellings, with pitched tiled roofs. Distinctive features of the buildings include entrance canopies sometimes with curved forms, decorative brickwork, flat-faced gables and chimneys, in both simple and elaborate forms. Low brick front fences are designed to match the dwelling style.

The preferred neighbourhood character of the Bruce Street and Cairnes Crescent precincts are defined by the continued presence of original dwellings and new dwellings that reflect the key characteristics of the streetscapes including:

- Single storey detached built form with second storeys recessed behind the front façade.
- 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 brick or brick and light-coloured render (cream, orange and red brick).
- Dark terracotta tiled pitched roofs.
- Car parking and car parking structures located behind the dwelling with side driveway access.
- Low brick front fencing.

2.0

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Neighbourhood character objective

To ensure that new buildings and works 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 buildings in the street.

To ensure buildings are situated within spacious gardens with canopy trees

3.0

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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 other than an outbuilding not visible from the street.

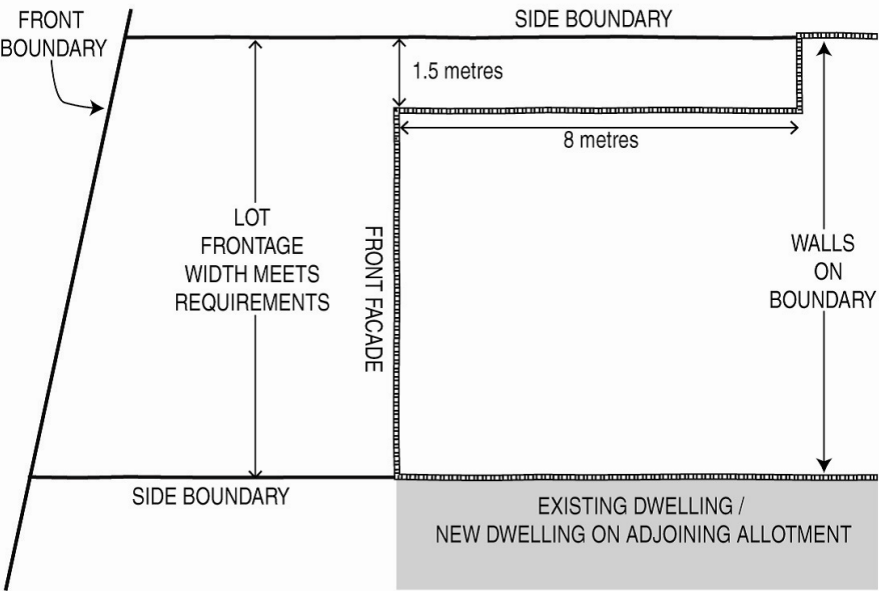
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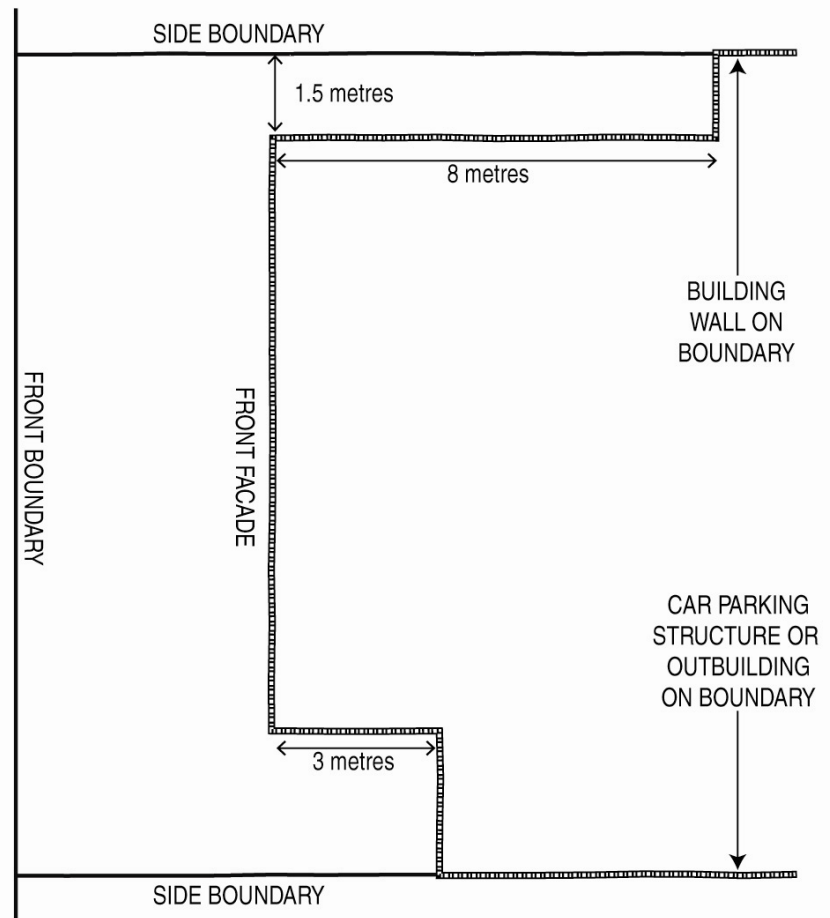
Modification to Clause 54 and Clause 55 standards

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		
	Development Context	Minimum Setback from front street (Metres)	Minimum setback from a side street (Metres)
	All buildings	6 metres	2 metres

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Standard	Modified requirement
<p>Side and rear setbacks A10 and B17</p>	<p>Properties with pairs of attached dwellings:</p> <p>The following requirements apply for pairs of lots in the Bruce Street precinct where each lot frontage width is less than 10 metres:</p> <ul style="list-style-type: none"> ▪ New walls constructed within 8 metres from the front facade of the building should have a minimum side setback of 1.5 metres <p>Other properties:</p> <ul style="list-style-type: none"> ▪ New walls constructed within 8 metres from the front facade of the building should have a minimum side setback of 1.5 metres. <p>All areas:</p> <ul style="list-style-type: none"> ▪ All other requirements and exemptions of standard A10 and B17 continue to apply.
<p>Walls on boundaries A11 and B18</p>	<p>Properties with pairs of attached dwellings:</p> <ul style="list-style-type: none"> ▪ The following requirements apply for pairs of lots in the Bruce Street precinct where each lot frontage width is less than 10 metres. ▪ Where a pair of adjoining lots is developed simultaneously, walls may be constructed on the boundary to form a common party wall. ▪ Where one lot is redeveloped, a wall should be constructed on the boundary to conjoin with an existing wall on the boundary of an adjoining allotment. ▪ On the other side boundary, a wall on or within 200mm of the boundary may be constructed a minimum of 8 metres behind the front facade of the building (see diagram below).  <p>Other properties:</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).

Standard	Modified requirement
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All areas:

- All other requirements of Standards A11 and B18 continue to apply.

Design detail
A19 and B31

The design of buildings and extensions should respect the preferred neighbourhood character of the area, specifically in relation to:

- 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.

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.

Pairs of attached dwellings should present to the street as a single dwelling particularly through its scale, form, roof design and siting.

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:

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Standard	Modified requirement
	<ul style="list-style-type: none">▪ At least 8 metres behind 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 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	Developments should provide 25% of site area for deep soil areas for the planting of canopy trees.

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Decision guidelines

None specified.