

12/11/2020
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**12/11/2020
C285ston**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.

2.012/11/2020
C285ston**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 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.

3.012/11/2020
C285ston**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.

4.0

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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="616 383 1431 539"> <thead> <tr> <th data-bbox="616 383 887 488">Context</th> <th data-bbox="887 383 1158 488">Minimum setback from front street (Metres)</th> <th data-bbox="1158 383 1431 488">Minimum setback from a side street on corner sites (Metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="616 488 887 539">All buildings</td> <td data-bbox="887 488 1158 539">8 metres</td> <td data-bbox="1158 488 1431 539">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					
<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 1.5 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="635 931 1449 1839" data-label="Diagram"> <p>The diagram illustrates a building footprint within a plot bounded by a FRONT BOUNDARY (left), a SIDE BOUNDARY (top and bottom), and a FRONT FACADE (right). A dotted line represents the building wall. A horizontal section of the wall is shown 8 metres behind the front facade and 1.5 metres from the top side boundary. A vertical section of the wall is shown 3 metres behind the front facade and on the bottom side boundary. Labels include 'SIDE BOUNDARY', 'FRONT BOUNDARY', 'FRONT FACADE', '1.5 metres', '8 metres', '3 metres', 'BUILDING WALL ON BOUNDARY', and 'CAR PARKING STRUCTURE OR OUTBUILDING ON BOUNDARY'.</p> </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, 						

STONNINGTON PLANNING SCHEME

	<ul style="list-style-type: none">▪ 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 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.

5.0

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Decision guidelines

None specified.