

05/04/2012  
C80**SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO2**.

**COCHRANE STREET, EDMANSON AVENUE AND EBDEN STREET,  
BRIGHTON****1.0**05/04/2012  
C80**Statement of neighbourhood character**

The Cochrane Street, Edmanson Avenue and Ebden Street area is characterised by double fronted, Federation era weatherboard dwellings set behind small front gardens and complementary picket style front fences. Wall colours and finishes are generally in subdued or light colours. Combined with the consistent era and style of older period dwellings, the character is defined primarily by the consistency of building setbacks and spacing, building form, scale, materials, roof form and pitch and front boundary treatment. Bluestone kerbs and channelling, asphalt footpaths and established trees line the streets and add to the cohesiveness of the area.

The preferred neighbourhood character for the Cochrane Street, Edmanson Avenue and Ebden Street area will contain a continued presence of the Federation era dwellings, combined with new dwellings that are respectful of these older styles. Dwellings will be well articulated in plan and elevation, use simple complementary detailing and contain materials that complement the light coloured weatherboard used in existing dwellings. They will also incorporate pitched, hip and gable roof forms, and articulated facades that address the street, setback in line with other nearby dwellings. Second storey elements will be recessed from the front façade to reduce visual impact on the streetscape. Space for the planting of vegetation will be available in front yards unencumbered by car ports, garages, or driveways, and by providing small front and side setbacks that reflect the pattern of those in the street. Fences will be appropriate to the era of the dwelling and allow views to the dwellings and gardens from the street.

**2.0**05/04/2012  
C80**Neighbourhood character objectives**

To ensure that new buildings and works reflect the statement of neighbourhood character of the area.

To encourage retention of older dwellings that contribute to the valued character of the area.

To maintain the established pattern of front setbacks and the appearance of small 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 maintain the pattern of open front fencing that creates a sense of openness in the streetscape and allows views of dwellings and into front gardens, and complements the building era and style.

To minimise the loss of front garden space due to car parking and driveways, and minimize the dominance of car parking structures in the streetscape.

**3.0**05/04/2012  
C80**Permit requirement**

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 A3 and B6</b></p>	<p>Walls of buildings should be set back from streets the distance specified in Street Setback Table below.</p> <p><b>Street Setback Table</b></p> <table border="1" data-bbox="611 421 1361 728"> <thead> <tr> <th data-bbox="611 421 863 521">Development context</th> <th data-bbox="863 421 1115 521">Minimum setback from front street (metres)</th> <th data-bbox="1115 421 1361 521">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="611 521 863 728">All buildings</td> <td data-bbox="863 521 1115 728">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1115 521 1361 728">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>	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 all dwellings within 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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All buildings	Equal to the prevailing setback from the front street of all dwellings within 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>Side and rear setbacks A10 and B17</b></p>	<p>The provisions of Clause 54.04-1 and Clause 55.04-1 apply.</p>						
<p><b>Walls on boundaries 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 carport, garage or outbuilding set back behind the front wall of the dwelling, and located on one side boundary only; or</li> <li>▪ It is any other part of the dwelling and the building is set back a minimum of 1 metre from the side boundary for a distance of 8 metres from the front wall of the building (see sketch).</li> </ul> <div data-bbox="630 1048 1348 1433" data-label="Diagram"> </div> <p>All other requirements of Standards A11 and B18 continue to apply.</p>						
<p><b>Design detail A19 and B31</b></p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>▪ Scale and form,</li> <li>▪ Roof form and pitch,</li> <li>▪ Number of storeys,</li> <li>▪ Materials and finishes,</li> <li>▪ Façade articulation,</li> <li>▪ Building siting, and</li> <li>▪ Siting and design of driveways, garages or carports,</li> </ul> <p>should respect the preferred neighbourhood character of the area.</p> <p>New buildings should interpret the detailed elements of older 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>Second storey elements of new dwellings, and second storey additions to existing dwellings should be sited and designed so that</p>						

Standard	Modified requirement
	<p>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 a substantial distance from the front building façade and generally located behind the main ridgeline or highest point of the roof over the ground floor, 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 garage, carport or car space constrained by walls 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 behind the front wall of the dwelling.</li> </ul> <p>All other requirements of Standards A19 and B31 continue to apply.</p>
<p><b>Front fences A20 and B32</b></p>	<p>The design of front fences should complement the era and design of dwellings in the street and be of an open or picket style.</p> <p>A front fence within 3 metres of a street should not exceed a height of 1.2 metres.</p>

**5.0**

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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 assist in respecting and contributing to the preferred neighbourhood character of the area contained in this schedule.
- The extent to which any building to be demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area contained in this schedule.
- The precinct guidelines in the LPPF.