

05/04/2012
C80**SCHEDULE 3 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO3**.

MONTROSE AVENUE, BRIGHTON**1.0**05/04/2012
C80**Statement of neighbourhood character**

The Montrose Avenue area comprises an intact and highly consistent group of Federation era dwellings, predominantly of the single storey Queen Anne style, with some appearing to be identical in design. All buildings are double fronted with a projecting front room and porch, and high pitched iron roofs that have both hipped and gabled ends fronting the street. Window and door proportions and wall articulation are all of the Federation style with simple design detailing. Buildings are constructed of timber that is finished in light, subdued colours. Dwellings are set back a consistent distance from the front boundary, with gardens that are small but established behind picket style fences. Side boundary setbacks separate dwellings, and are sometimes quite large.

The neighbourhood character of the Montrose Avenue area is defined by the highly consistent era and style of the existing period buildings, and the consistency of building form, scale, front and side setbacks, façade articulation, roof form, pitch and materials, and other building materials.

The preferred neighbourhood character of the Montrose Avenue area will contain a continued presence of Federation era buildings and new buildings that reflect the key elements of these older styles in a contemporary manner. New development will respect the single storey scale of the overall streetscape by recessing second storey development. Buildings will be well articulated in plan and elevation, incorporating pitched and gabled roof forms, and front facades will reflect the recesses and projections of existing buildings. Design detailing will be simple and wall materials will complement the light coloured weatherboard used in existing dwellings. New development will also maintain the existing pattern of front setbacks clear of structures and wide or multiple driveways, and side setbacks that separate dwellings. Front fences of a height similar to those existing in the street will allow views to the dwellings and front gardens and complement the style and era of buildings.

2.005/04/2012
C80**Neighbourhood character objectives**

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

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

To maintain the established pattern of front setbacks in a streetscape and side setbacks that separate buildings on adjoining allotments.

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

To ensure that the use of design detail in new buildings complements, without mimicking, that of the predominant building styles in the street.

To maintain the pattern of visually permeable front fencing that creates a sense of openness in the streetscape and allows views into front gardens.

To minimise the loss of front garden space due to wide or multiple driveways and the dominance of car parking structures in the streetscape.

3.005/04/2012
C80**Permit requirement**

A permit is required to:

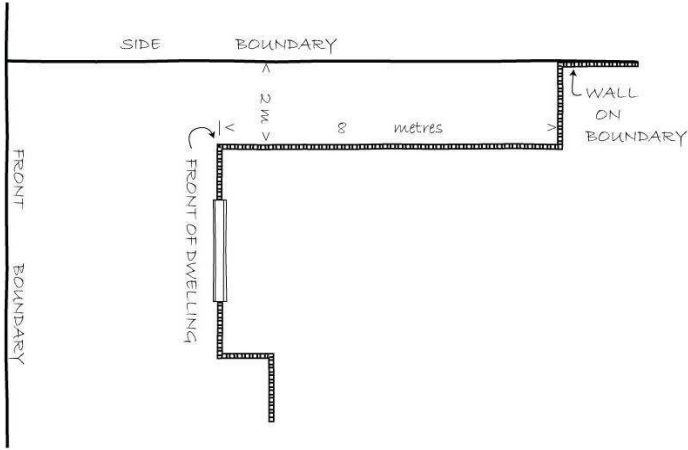
- Construct or extend an outbuilding normal to a dwelling.

- Demolish or remove a building.

4.0

Modification to Clause 54 and Clause 55 standards

05/04/2012
C80

Standard	Modified requirement						
<p>Street setback A3 and B6</p>	<p>Walls of buildings should be set back from streets the distance specified in Street Setback Table below.</p> <p>Street Setback Table</p> <table border="1" data-bbox="608 479 1361 797"> <thead> <tr> <th data-bbox="608 479 863 591">Development context</th> <th data-bbox="863 479 1114 591">Minimum setback from front street (metres)</th> <th data-bbox="1114 479 1361 591">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="608 591 863 797">All buildings</td> <td data-bbox="863 591 1114 797">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1114 591 1361 797">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.
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.					
<p>Walls on boundaries A11 and B18</p>	<p>A wall may be constructed on a boundary where:</p> <ul style="list-style-type: none"> It is a carport, garage or outbuilding set back behind the front wall of the dwelling, and located on one side boundary only; or It is any other part of the dwelling and the building is set back a minimum of 2 metres from the side boundary for a distance of 8 metres from the front wall of the building (see sketch).  <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, including:</p> <ul style="list-style-type: none"> Scale and form, Roof form and pitch, Number of storeys, Materials and finishes, Façade articulation, Building siting, and Siting and design of driveways, garages or carports, <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</p>						

Standard	Modified requirement
	<p>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:</p> <ul style="list-style-type: none"> ▪ 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 ▪ Designed to complement the form and proportions of the existing dwelling or, if a new dwelling, other dwellings in the street. <p>A garage, carport or car space constrained by walls 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 behind the front wall of the dwelling. <p>All other requirements of Standards A19 and B31 continue to apply.</p>
<p>Front fences A20 and B32</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

05/04/2012
C80

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 character of the area contained in this schedule.
- The precinct guidelines in the LPPF.