

05/04/2012
C80**SCHEDULE 4 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO4**.

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

The Missouri Avenue area is an intact Interwar streetscape comprised almost entirely of Californian Bungalows. Dwellings are consistently set back from the front and side boundaries, and are located within generous landscaped front gardens, with low, brick or medium height picket style front fences that assist in maintaining the openness of the streetscape. The varied use of materials and slight differences in built form add to the interest of the streetscape and define individual dwellings. Most buildings are single storey, and although there have been some second storey additions to dwellings, these generally have a minimal impact on the streetscape and are either partially accommodated within the roof space or well set back from the front façade. The key characteristics of the area are the consistency of building scale and form, low pitched roof forms with wide eaves and articulated facades, landscaped front setbacks, building siting and low or permeable front fencing.

The preferred neighbourhood character for the Missouri Avenue area will retain a continued presence of Interwar dwellings, combined with new dwellings that are respectful of the key characteristics of the area. Dwellings will be well articulated in plan and elevation, and will incorporate projections and recesses in the façade design. Low pitched roof forms will be included and materials will vary. New development will respect the single storey scale of the overall streetscape by recessing second storey development. The dwellings will be set within landscaped gardens incorporating large trees, and will be set back from the front and side boundaries reflecting the dominant patterns in the area. Front gardens will be unencumbered by garages, car ports, or wide or multiple driveways. Front fences should remain low to medium height to allow views to gardens and dwellings and complement the Interwar styles in the street.

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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 predominant pattern of front setbacks and side setbacks that create separation from buildings on adjoining allotments.

To ensure that new dwellings or extensions to existing dwellings respect the dominant building height, form, façade articulation, 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 low or visually permeable front fencing that creates a sense of openness in the streetscape and allows views into front gardens.

To maintain the landscape character of the street by allowing adequate space for large trees in front yards and around dwellings.

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

3.0 Permit requirement

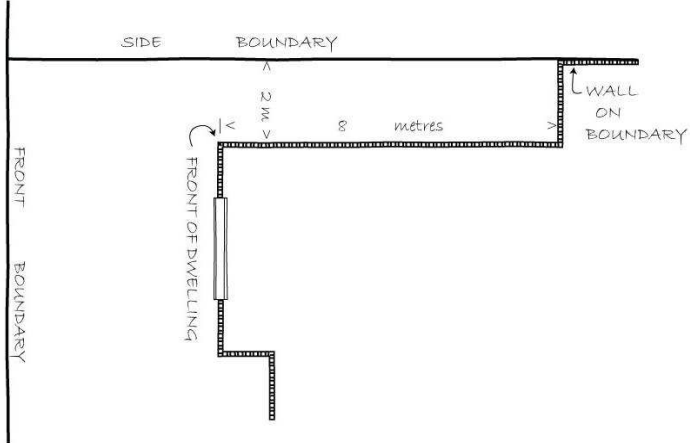
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A permit is required to:

- 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>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="609 667 1361 987"> <thead> <tr> <th data-bbox="609 667 863 779">Development context</th> <th data-bbox="863 667 1114 779">Minimum setback from front street (metres)</th> <th data-bbox="1114 667 1361 779">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="609 779 863 987">All buildings</td> <td data-bbox="863 779 1114 987">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1114 779 1361 987">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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<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, 						

Standard	Modified requirement
	<ul style="list-style-type: none"> ▪ Building siting, and ▪ Siting and design of driveways, garages or carports, should respect the preferred neighbourhood character of the area. <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 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 low (under approximately 0.8 metres) or of an open style.</p> <p>A front fence within 3 metres of a street should not exceed a height of 1.2 metres.</p>

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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.