

05/04/2012
C80**SCHEDULE 7 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO7**.

PEARSON STREET, BRIGHTON**1.0**05/04/2012
C80**Statement of neighbourhood character**

Pearson Street is an intact Victorian and Federation streetscape consisting of small-scale, compact, single storey dwellings with small front and side setbacks, combining to create an 'inner urban' feel. Dwellings are generally constructed of weatherboard finished in subdued colours, and front boundaries are lined with picket fences that match the style of the dwellings. Buildings are generally single fronted with hipped roofs, small verandahs and simple detailing. Although front gardens are limited by small setbacks, cottage style gardens and vegetation suited to small garden areas add to the character of the streetscape. The neighbourhood character of the street is defined by the compact siting, consistent building height and form, façade articulation, roof form, use of materials and front boundary treatment.

The preferred neighbourhood character for Pearson Street is defined by the continued presence of the Victorian and Federation style dwellings, and new dwellings that complement these styles. New development will respect the single storey scale of the overall streetscape by recessing second storey development, and will use similar materials and simple façade articulation and detailing. Front setbacks will be consistent with those in the street, the appearance of small side setbacks will be retained and front yards will remain unencumbered by driveways, car ports and garages. The streetscape will be further enhanced through open or permeable style fencing that allows views to dwellings and front gardens.

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 older dwellings that contribute to the valued character of the area.

To maintain the established pattern of small front and the appearance of small side setbacks in the street.

To ensure that new dwellings or extensions to existing dwellings respect the dominant building scale, height and forms, façade articulation, materials, roof form and setbacks 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 open or 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 car parking and driveways, and minimise 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.

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05/04/2012
C80

Modification to Clause 54 and Clause 55 standards

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="611 510 1361 869"> <thead> <tr> <th data-bbox="611 510 863 622">Development context</th> <th data-bbox="863 510 1115 622">Minimum setback from front street (metres)</th> <th data-bbox="1115 510 1361 622">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="611 622 863 869">All buildings</td> <td data-bbox="863 622 1115 869">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1115 622 1361 869">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>Side and rear setbacks A10 and B17</p>	<p>The provisions of Clause 54.04-1 and Clause 55.04-1 apply.</p>						
<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 1 metre from the side boundary for a distance of 8 metres from the front wall of the building (see sketch). <div data-bbox="635 1283 1353 1675" style="text-align: center;"> </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, 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, <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 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>

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