

09/05/2013  
C102**SCHEDULE 8 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO8****LOLLER STREET, BRIGHTON****1.0****Statement of neighbourhood character**09/05/2013  
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The character of this section of Loller Street is shaped by the presence of low scale Victorian cottages and Federation style dwellings. There is an 'inner urban' feel to this area which is distinct from surrounding neighbourhoods, owing to the small lot sizes, the compact nature of the dwellings, building detailing such as verandahs and chimneys and minimal setbacks. Fences are predominantly timber picket and are of a colour and style that is suited to the dwelling. While building form and materials are varied, the neighbourhood character is derived from the consistent building scale, pitched roofs, small front setbacks, compact form, detailed façade articulation and open fencing style.

The preferred neighbourhood character of this area is formed by the continued presence of the mixed older styles, and new buildings that reflect the key characteristics in a contemporary way. New development will reflect the compact scale of the existing built form, incorporate facade articulation and maintain the existing pattern of small front and side setbacks. Front yards will remain unencumbered by driveways, car ports and garages. New development will respect the single storey scale of the overall streetscape by recessing second storey development. Front fences will generally be picket style that suits the era, materials and colours of the dwelling, and allows views to the dwelling and garden from the street.

**2.0****Neighbourhood character objectives**09/05/2013  
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To ensure that new buildings and works reflect the preferred 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 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 scale and height, façade articulation, roof form of the streetscape.

To ensure that the use of design detail in new buildings complements, while not 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.

**3.0****Permit requirement**09/05/2013  
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A permit is required to:

- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.

Where there is conflict between this schedule and the Residential 1 Zone (R1Z) schedule or schedule 11 to the Design and Development Overlay (DDO11) the provisions of this schedule prevail.

4.0

**Modification to Clause 54 and Clause 55 standards**

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Standard	Modified requirement						
<p><b>Street setback</b> <b>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="608 562 1361 882"> <thead> <tr> <th data-bbox="608 562 858 674">Development context</th> <th data-bbox="858 562 1114 674">Minimum setback from front street (metres)</th> <th data-bbox="1114 562 1361 674">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="608 674 858 882">All buildings</td> <td data-bbox="858 674 1114 882">Equal to the prevailing setback from the front street of all dwellings within the same Overlay area.</td> <td data-bbox="1114 674 1361 882">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><b>Side and rear setbacks</b> <b>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</b> <b>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 setback 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="635 1272 1353 1659" style="text-align: center;"> </div> <p>All other requirements of standards A11 and B18 continue to apply.</p>						
<p><b>Design detail</b> <b>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> </ul>						

Standard	Modified requirement
	<ul style="list-style-type: none"> <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 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 reflecting and protecting the preferred neighbourhood character of the area.
- The extent to which any building to be demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.