

28/05/2015
C107**SCHEDULE 5 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO5**.

QUEENS AVENUE, CAULFIELD EAST**1.0**31/01/2013
C87**Statement of neighbourhood character**

Queens Avenue is significant as an intact streetscape of substantial Edwardian and Interwar era villas along the eastern edge of the Caulfield Racecourse. Many of the buildings are of an exemplary design quality with a high standard of architectural detailing. Roof forms are often elaborate or steeply pitched, and many buildings contain upper levels within attic spaces. Building facades are well articulated through the use of asymmetrical plan forms, with a projecting front room or porch, and the use of textured brick or render. While front and side setbacks are varied, they consistently establish a sense of space around each dwelling and allow for landscaped front gardens. An overall consistency is created through the grand scale of the buildings, the high quality of architectural design and the established garden setting which combine to form a highly distinctive avenue along the edge of the Racecourse.

The preferred future neighbourhood character for Queens Avenue will be defined by the continued presence of original Edwardian and Interwar dwellings with their exemplary design quality and high standard of architectural detailing. New development will complement the key characteristics of the streetscape, which comprise of:

- Spacious garden settings with landscaped front gardens.
- A consistent scale of buildings, with a high standard of architectural detail and design.
- Front and side setbacks that maintain the sense of space within the streetscape and provide for substantial planting and vegetation.
- Elaborate or steeply pitched roof forms, with upper level attic spaces that complement neighbouring properties.
- Articulation of building form and façades achieved through variations in plan form, roof form and material composition.
- Low scale front fencing constructed of visually permeable materials that complement the dwelling design and retain the sense of openness in the streetscape.
- Garages and outbuildings set back towards the rear of the dwelling.

2.031/01/2013
C87**Neighbourhood character objectives**

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

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

To maintain the established pattern of front and 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 encourage visually permeable front fencing that complements the dwelling style 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 minimise 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 setback from streets the distance specified in Street Setback Table below.</p> <p>Street Setback Table</p> <table border="1"> <thead> <tr> <th style="background-color: black; color: white;">Development context</th> <th style="background-color: black; color: white;">Minimum setback from front street (metres)</th> <th style="background-color: black; color: white;">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td>All buildings</td> <td>Equal to the greater setback from the front street of adjacent dwellings within the same Overlay area.</td> <td>Equal to the greater 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 greater setback from the front street of adjacent dwellings within the same Overlay area.	Equal to the greater 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"> ▪ A carport, garage or outbuilding is set back at least 2 metres behind the front wall of the dwelling, and located on one side boundary only; or ▪ Any other part of the dwelling and the building is setback a minimum of 2 metres from the side boundary for a distance of 8 metres from the front wall of the building (see sketch) <div style="text-align: center;"> </div>						
<p>Design detail A19 and B31</p>	<p>All other requirements of Standards A11 and B18 continue to apply.</p> <p>The design of buildings should respect the preferred neighbourhood character of the area, specifically in relation to:</p> <ul style="list-style-type: none"> ▪ Scale and form, ▪ Roof form, pitch and eaves, 						

Standard	Modified requirement
	<ul style="list-style-type: none"> ▪ Number of storeys, ▪ Materials and finishes, ▪ Façade articulation, ▪ Building siting, and ▪ Siting and design of driveways, garages or carports. <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 at least 8 metres from the front building façade where the main ridgeline of the roof is perpendicular to the street, or located at least 1m behind the main ridgeline of the roof where this is parallel to the street, 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 at least 2 metres behind the front wall of the dwelling. <p>Hard paving surfaces within the front setback should be limited to maximise landscaping.</p> <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..</p> <p>A front fence within 3 metres of a street should not:</p> <ul style="list-style-type: none"> ▪ exceed a height of 1.2 metres and ▪ have at least 25% permeability, or ▪ exceed a height of 0.8 metres if constructed in brick/masonry.

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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 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.

Reference

Glen Eira Neighbourhood Character Review 2006 (2014 Update) Final Report November 2014, Planisphere.