

30/12/2008
C77**SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO1****HILLSTON ROAD, MOORABBIN PRECINCT****1.0**30/12/2008
C77**Statement of neighbourhood character**

The character of the Hillston Road, Moorabbin precinct is based on the combination of the unusually high consistency of building form and siting, which reflect the patterns established by the earlier development of the area, and the unusual characteristic of low rock wall front fences not generally found elsewhere in the municipality.

The built form character elements that generate this distinct and unusually consistent character include:

- Unobtrusive buildings through design, articulation, scale, setback, site coverage, location and overall form.
- The presence of detached predominantly single storey buildings with stepped footprints at the front of dwellings, and oriented towards the street.
- Building mass directed away from the site boundaries.
- Single car access points with limited driveway and parking areas together with garages and carports not typically located forward of a dwelling fronting the street.
- Low rubble stone wall front fences extending across the frontage of properties.
- Low pitched complex hipped roofs at right angles to the road network.
- A distinct pattern of side and front setbacks.
- Generous amounts of open space set aside for landscaping extending from dwelling facades to front property boundaries.
- A substantial tree population through informal plantings of native and exotic vegetation that surround dwellings

Reference: Character Area 4 – City of Kingston Neighbourhood Character Guidelines (David Lock Associates Pty Ltd), August 2007

2.030/12/2008
C77**Neighbourhood character objective**

- To ensure that new buildings and works reflect the neighbourhood character of the area.
- To encourage development that will maintain and enhance the unusually high degree of consistency of identified character elements of the Precinct.
- To maintain the unique character features in the Precinct by retaining established rock wall front fences and side and front setbacks.
- To ensure that the scale, setback, site coverage, location and overall form of development protects and enhances the built character of the Precinct and is complementary to existing buildings.

- To conserve and enhance the landscape quality of exotic and native vegetation.
- To protect the premature removal of vegetation from a site prior to consideration of design options for a proposed development.

3.0 Permit requirement

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A permit is required to:

- Construct or extend an outbuilding normal to a dwelling where it is located in the front or side setback of the dwelling.
- Remove, or demolish a building.
- Construct or replace a front fence or a side fence on a corner block.
- Remove or destroy a tree within the front setback of properties.

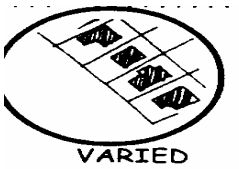
4.0 Modification to Clause 54 and Clause 55 standards

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| STANDARD | MODIFIED REQUIREMENT | | |
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| A3 and B6 STREET SETBACK | Walls of buildings should be setback from streets the distance specified in Street Setback Table below. Porches, pergolas, balconies, verandahs and eaves that are less than 3.6 metres high may encroach not more than 2.5 meters into the setback of this standard. | | |
| | DEVELOPMENT CONTEXT | MINIMUM SETBACK FROM FRONT STREET (METRES) | MINIMUM SETBACK FROM A SIDE STREET (METRES) |
| | There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. | The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 8.5 metres, whichever is the greater. | None specified. |
| | There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. | The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 8.5 metres whichever is the greater. | None specified. |

| STANDARD | MODIFIED REQUIREMENT | | |
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| | There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. | 8.5 metres | None specified. |
| | The site is on a corner. | <p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 8.5 metres whichever is the greater.</p> <p>If there is no building on the abutting allotment facing the front street, 8.5 metres.</p> | <p>Front walls of new development fronting the side street of a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the greater.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres whichever is the lesser.</p> |
| A4 and B7 BUILDING HEIGHT | <p>The maximum building height should not exceed 7.5 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated by recessing the upper level envelope back from the ground level envelope and incorporating rooms within the roof form of attic style dwellings.</p> | | |
| A5 and B8 SITE COVERAGE | The site area covered by buildings should not exceed 50 per cent. | | |
| A8 SIGNIFICANT TREES | <p>Development should provide for the retention of existing trees and vegetation, and provide for the planting of new medium to large sized trees within the front setback of properties.</p> <p>Development should provide for the replacement of any significant trees that have been removed from within the front setback in the 12 months prior to the application being made.</p> | | |
| A9 PARKING | <p>Two car parking spaces should be provided per dwelling with:</p> <ul style="list-style-type: none"> ▪ One space at least 6 metres long and 3.5 metres wide and | | |

| STANDARD | MODIFIED REQUIREMENT |
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| | <p>covered or capable of being covered.</p> <ul style="list-style-type: none"> ▪ The second place at least 4.9 metres long and 2.6 metres wide. <p>If the car spaces are provided in a garage, carport or otherwise constrained by walls, a double space may be 5.5 metres wide measured inside the garage or carport.</p> <p>A building may project into a car space if it is at least 2.1 meters above the space.</p> <p>Car spaces provided within a garage, carport or otherwise constrained by walls should not be located forward of a dwelling fronting a street.</p> <p>Open carports may be permitted in the front setback of an existing dwelling where there is no practical opportunity to provide a carport or garage within the side or rear setback of the dwelling.</p> <p>The requirements of this standard do not apply to extensions to existing dwellings.</p> |
| <p>A10 and B17 SIDE AND REAR SETBACKS</p> | <p>A new building should be setback from one side boundary a minimum of 1 metre, and on the other side boundary a minimum of 3 metres.</p> <p>A new building should be setback from the side boundary a minimum of 1 or 3 metres as required above, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Garages and Carports may encroach within a side setback only where the structure is built behind the front wall of the building. The garage and/or carports must be built in an open walled design so that the side setbacks are not compromised by solid walls.</p> <p>Open carports may be permitted in the front setback of existing dwellings where there is no practical opportunity to provide a carport or garage within the side or rear setback of the building.</p> <p>Water tanks may encroach into the side setbacks provided they are behind the front wall of the building and are less than the height of the adjacent boundary fence.</p> <p>Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> |
| <p>A11 and B18 WALLS ON BOUNDARIES</p> | <p>Buildings should not be constructed on boundaries.</p> |
| <p>A19 and B31 DESIGN DETAIL</p> | <p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing ▪ Window and door proportions ▪ Roof form and pitch ▪ Verandahs, eaves and parapets ▪ Colours, materials and finishes ▪ The number of storeys |

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| | <ul style="list-style-type: none"> ▪ Building massing ▪ Building orientation and spacing <p>should respect the neighbourhood character of the precinct.</p> <p>Garages and Carports</p> <p>Garages and carports should be visually unobtrusive, constructed in an open walled design and compatible with the development and the neighbourhood character.</p> <p>Colours, Materials, and Finishes</p> <p>Colours, materials and finishes should follow the preferred character of:</p> <ul style="list-style-type: none"> ▪ Buildings in natural textured materials such as red or clinker brick, timber weatherboards, and rough cast render in muted, earthy colours as opposed to bright colours. ▪ Roofing materials of terra cotta or concrete as opposed to corrugated iron and colorbond. <p>Façade Articulation & Detailing</p> <p>Development should be articulated and informal, and incorporate elements such as corner windows, groupings of windows of 2 or 3 and porches on the front façade.</p> <p>Building Footprint</p> <p>Development should be varied and be oriented towards the street.</p> <div style="text-align: center;">  <p>The diagram shows a street layout with buildings of varying orientations and footprints, labeled 'VARIED'.</p> </div> <p>Roof Pitch & Form</p> <p>Roofs should be designed to:</p> <ul style="list-style-type: none"> ▪ Have a minimum pitch of 20 degrees and a maximum pitch of 30 degrees ▪ Be multi faceted with complex hipped form avoiding large single direction spans. |
| <p>A20 and B32 FRONT FENCES</p> | <p>The design of front fences should be of a low rubble stone or rock wall design to complement the design of existing front fences within the streetscape.</p> <p>A front fence within 3 metres of a street and a side fence on a corner</p> |

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| | block within 3 meters of the side street should not exceed a height of 1.2 metres. |
| B13 LANDSCAPING | <p>The landscape layout and design of front setback areas should:</p> <ul style="list-style-type: none"> ▪ Protect any predominant landscape features of the precinct. ▪ Take into account the soil type and drainage pattern of the site. ▪ Allow for intended vegetation growth and structural protection of buildings. ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive, and functional environment for residents. <p>The landscape design should specify landscape themes, vegetation (location, and species), paving and lighting.</p> |
| B15 PARKING LOCATION | <p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. ▪ Be used primarily for the storage of vehicles. ▪ Be located to the side or rear of dwellings fronting the street, behind the line of the front wall of the dwelling. ▪ Be accessed by one cross over to the street, preferably the existing cross over. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where sills are at least 1.4 metres above the accessway.</p> |

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Decision guidelines

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Before deciding on an application, the responsible authority must consider as appropriate:

- The extent to which any building to be extended or otherwise modified, contributes to the preferred neighbourhood character of the precinct, in terms of building form and siting on the lot.
- Whether the new building is located to ensure large setbacks from side boundaries.
- Whether the new building is oriented towards the street and is located to ensure a substantial setback from the front boundary to respect the predominant setback in the street.
- Whether the new building respects the predominant detached form of dwelling type and varied footprints in the precinct.
- Whether new development is designed to ensure existing low rubble stone wall front fences are retained.

- Whether new development has proper regard for the established landscape, streetscape and development patterns with emphasis on the balance between existing vegetation and built form in the precinct.
- The value of the vegetation to be removed in terms of its landscape value, age, physical condition, rarity or variety.
- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.

Reference

City of Kingston Neighbourhood Character Guidelines (David Lock Associates Pty Ltd), August 2007.