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SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO1**

BUCKINGHAM STREET NEIGHBOURHOOD CHARACTER PRECINCT, FOOTSCRAY

1.0

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Statement of neighbourhood character

The preferred neighbourhood character of the Buckingham Street Neighbourhood Character Precinct will be characterised by a diverse range of housing, but low scale timber dwellings will be the prevailing form. The sense of history that permeates the precinct, arising in part from the close proximity of Heritage Overlay areas in the oldest part of central Footscray, will be respected and strengthened. Older dwellings, including those from the Victorian, Federation, Edwardian and interwar eras will be complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. The inner suburban feel of the precinct will continue to be influenced by small front and side setbacks. New, low-scale buildings with pitched roofs will incorporate well-articulated facades. Where newer development exceeds the predominant height in the street, visually recessive upper levels will reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street. Important features of the precinct such as low front fences and views to small front gardens will be retained, along with public domain treatments including the remnant bluestone kerb and channelling in some streets, narrow footpaths and street trees often planted in the footpath.

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Neighbourhood character objectives

- To ensure new dwellings and additions respect the form and key characteristics of older nearby buildings.
- To ensure buildings and extensions respect the dominant building scale and forms.
- To maintain and strengthen the garden setting of dwellings.
- To maintain the consistency of front boundary setbacks.
- To encourage innovative and contemporary architectural responses that respect and assist in achieving the preferred neighbourhood character.

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Permit requirement

A permit is required to:

- Demolish or remove a building; and
- Construct or extend an outbuilding normal to a dwelling where it is located in the front or side setback of the dwelling.

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Modification to Clause 54 and Clause 55 standards

Standard	Modified Requirement
A9 and B15	<p>Locate garages and car ports behind the front line of the dwelling.</p> <p>The loss of front garden space and the dominance of car parking structures should be minimised.</p> <p>In new developments two car 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 covered or capable of being covered. • The second space at least 4.9 metres long and 2.6 metres wide. <p>If the car spaces are provided in a garage, carport or otherwise</p>

Standard	Modified Requirement
	<p>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 metres above the space.</p> <p>The requirements of this standard relating to the provision of car parking do not apply to extensions to existing dwellings.</p>
A19 and B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ The number of storeys, ▪ Façade articulation and design, ▪ Verandahs, eaves and parapets ▪ Roof form, ▪ Building materials, and ▪ Building siting <p>should respect the preferred neighbourhood character of the area.</p> <p>Upper storeys that exceed the predominant height in the street should be recessed behind the front façade.</p> <p>Garage and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>
A20 and B32	<p>Front fences should reflect the typical fencing height within the precinct.</p> <p>Fences should be low and allow views through or over the fence into the front garden.</p>

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 43.05 and Clause 65, the responsible authority must consider, as appropriate:

- The extent to which any building to be extended or otherwise modified, contributes to the preferred character of the area.
- The extent to which the proposed building or works assists in reflecting and enhancing the character of the area.
- With regard to demolition applications:
 - The contribution the proposed development will make to the preferred neighbourhood character of the precinct.
- The extent to which garages and car ports dominate the streetscape.
- The selection of building materials and the contribution the materials will make to the preferred neighbourhood character of the precinct.
- The impact of buildings and extensions on the streetscape, and the respect shown for the predominant building height and roof forms of the street and nearby properties, including the extent to which upper storeys are recessed behind the front façade.
- The ability to distinguish new development, including additions to existing buildings, from the original dwelling stock through the use of innovative and contemporary architecture.
- The extent to which the front setback, landscaping plan and front fence treatment contribute to the garden setting character of the area.

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Reference Documents

- Maribyrnong Neighbourhood Character Review (February 2010)
- Maribyrnong Neighbourhood Character Guidelines (Inner Urban 1)