

19/07/2007  
C57(Part 2)

## **SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning map as NCO2

### **BOX HILL NEIGHBOURHOOD CHARACTER**

#### **1.0**

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#### **Statement of neighbourhood character**

The small area of Box Hill affected by this Overlay exhibits a particularly consistent streetscape of buildings, most of which date from the Interwar area. The majority of dwellings are weatherboard and render Californian Bungalows of similar, but not identical, designs. Dwellings from earlier eras also contribute to the character of the area. The key components of the character of the area are the consistency of scale, building forms, siting, materials and front fence styles and height.

The streetscape patterns and characteristics created by the common building forms and elements have a consistency and appearance that is valued by the local and wider community. The valued and preferred neighbourhood character consists of predominately single storey, weatherboard buildings with low, wide pitched roof building forms, within a garden setting achieved by substantial side, front and rear building setbacks. The setbacks from both side boundaries allow glimpses of rear garden planting to be gained from the streets. The streetscapes have an open, spacious feel due to the grassed verges and the low and open style fencing appropriate to the Interwar era

#### **2.0**

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#### **Neighbourhood character objectives**

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

To ensure new buildings reflect and complement the scale, setback, siting, materials and overall form of existing buildings.

To ensure streetscapes retain an open, spacious character created by large front gardens unencumbered by garages, other buildings or large expanses of paving, and low, open style front fences appropriate to the building era.

#### **3.0**

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#### **Permit requirement**

A permit is required to construct or extend an outbuilding normal to a dwelling.

A permit is required to demolish or remove a building.

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

STANDARD	MODIFIED REQUIREMENT		
Minimum street setback  A3 and B6	Walls of buildings should be setback from streets the distance specified in the Street Setback Table below.  <b>Street Setback Table</b>		
	DEVELOPMENT CONTEXT	MINIMUM SETBACK FROM FRONT STREET (METRES)	MINIMUM SETBACK FROM A SIDE STREET (METRES)
	There is an existing building on both abutting allotments facing the same street, and the site is not on a corner.	7 metres or the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, whichever is the greater.	Not applicable.
	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.	7 metres or the same distance as the setback of the existing building on the abutting allotment facing the front street, whichever is the greater.	Not applicable.
	There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	7 metres.	Not applicable.

STANDARD	MODIFIED REQUIREMENT		
<p>Minimum street setback</p> <p>A3 and B6</p>	<p>Walls of buildings should be setback from streets the distance specified in the Street Setback Table below.</p> <p><b>Street Setback Table</b></p>		
	<p>The site is on a corner.</p>	<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 7 metres, whichever is the greater.</p> <p>If there is no building on the abutting allotment facing the front street, 7 metres.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of the 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>
<p>Building height</p> <p>A4 and B7</p>	<p>The maximum building height should not exceed 7.5 metres or two storeys, whichever is the lesser.</p> <p>Changes of building height between existing buildings and new buildings should be graduated by recessing the upper levels from the ground level.</p>		

STANDARD	MODIFIED REQUIREMENT
<p>Parking</p> <p>A9</p>	<p>Two car spaces should be provided per dwelling with:</p> <ul style="list-style-type: none"> <li>▪ One car space at least 6 metres long and 3.5 metres wide covered or capable of being covered.</li> <li>▪ The second space at least 4.9 metres long and 2.6 metres wide.</li> </ul> <p>If the car spaces are provided in a garage, car port or otherwise constrained by walls, a double space may be 5.5 metres wide if measured inside the garage or car port.</p> <p>A building may project into a car space if it is at least 2.1 metres above the space.</p> <p>Car spaces provided within a garage, car port or otherwise constrained by walls should not be located forward of a dwelling fronting a street.</p> <p>The requirements of this standard do not apply to extensions to existing dwellings.</p>
<p>Side and rear setbacks</p> <p>A10 and B17</p>	<p>A new building not or within 150mm of a boundary should be set back 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 not on or within 150mm of a boundary should be setback a minimum of 5 metres from the rear boundary.</p> <p>A new building should be setback from the side or rear boundary a minimum of 1 or 3 or 5 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>Sunblinds, verandahs, balconies, porches, eaves, fascias, gutters, chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment associated with a dwelling, may encroach into the setbacks of this standard.</p>
<p>Walls on boundaries</p> <p>A11 and B18</p>	<p>Buildings should not be constructed on a boundary except if the building is one of the following:</p> <ul style="list-style-type: none"> <li>▪ carport;</li> <li>▪ garage;</li> <li>▪ outbuilding;</li> </ul> <p>and has a total maximum wall length on the boundary of 6 metres, a maximum area of 21 square metres, and is setback behind the front wall of the dwelling.</p>
<p>Design detail</p> <p>A19 and B31</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>▪ Façade articulation and detailing,</li> <li>▪ The number of storeys,</li> <li>▪ Window and door proportions,</li> <li>▪ Roof form and pitch,</li> <li>▪ Verandahs, eaves and parapets,</li> <li>▪ Materials and finishes, and</li> <li>▪ Building siting,</li> </ul>

STANDARD	MODIFIED REQUIREMENT
	<p>should respect the preferred neighbourhood character of the area.</p> <p>Garage and car port design should be visually unobtrusive and compatible with the development and the preferred neighbourhood character.</p>
<p>Front fence height A20 and B32</p>	<p>The design of front fences should complement the era and design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed a height of 1.2 metres.</p>
<p>Parking location B15</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>▪ Be reasonably close and convenient to dwellings and residential buildings.</li> <li>▪ Be secure.</li> <li>▪ Be designed to allow safe and efficient movements within the development.</li> <li>▪ Be well ventilated if enclosed.</li> <li>▪ Be located to the side or rear of dwellings fronting the street, behind the front wall of the dwelling.</li> </ul> <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 window sills are at least 1.4 metres above the accessway.</p>

## 5.0 Decision guidelines

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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 demolished, extended or otherwise modified, contributes to the preferred character of the area, in terms of building form and siting on the lot.
- The extent to which the proposed buildings or works assists in reflecting and enhancing the character of the area.
- Whether the building is located to ensure large setbacks from the side and rear boundaries.
- Whether the new building respects the predominant single storey, pitched roof forms in the area.

### References

*Whitehorse Neighbourhood Character Study 2002/3, Planisphere (with John Curtis Pty Ltd, June 2003)*

*Review of Neighbourhood Character Implementation Recommendations, Part 2 Review Areas, Planisphere, July 2004.*