

SCHEDULE 3 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO3.

INTERWAR ERA SIGNIFICANT CHARACTER AREAS**1.0**31/01/2013
C87**Statement of neighbourhood character**

The Interwar Era Significant Character Areas are distinct streetscapes of Interwar era dwellings set in established landscape surrounds. Interwar era dwelling styles include Californian Bungalows, Spanish Mission, Moderne and Arts and Crafts. While the appearance of these styles may differ, they present an overall consistency of neighbourhood character in terms of their level of design detail, articulation of building and roof form and dwelling spacing.

The St James Parade Area in Elsternwick is significant as an intact collection of Interwar era dwellings set in well landscaped surrounds. Most buildings are Californian Bungalow style dwellings. The area has highly consistent neighbourhood character attributes of building form, scale, materials and regular front and side setbacks that allow space for substantial planting. Fences are also consistent in their height and style, with the exception of the properties on the south side of Riddell Parade between Shoobra Road and Orrong Road which have high fences.

The Oakdene Crescent Area in Murrumbeena is significant as an Interwar subdivision with a range of styles of the era represented, including Spanish Mission and Californian bungalows. The area does include, however, several properties on the south side of Blackwood Street which date from the Edwardian era and display slight differences in their detailed design. These properties, however, are still considered to make an important contribution to the character of the area for their consistency of scale, roof form and siting. Only a small number of buildings have been altered. There is a high degree of uniformity in the streetscape due to consistent front and side setbacks and the gardens that are established with low level picturesque planting. Buildings have a consistency of scale, form and use of materials, and front fence height and style. Adding to the character of the area is the curvilinear street layout.

Lydson Street, Murrumbeena is significant as a streetscape of Californian Bungalows and other Interwar dwellings. There is a high degree of consistency in the form, scale and spacing of the buildings that creates a sense of rhythm and spaciousness in the street and a distinct garden suburban character. Many of the dwellings in the area are unaltered, and retain the original Interwar style of the front gardens and fences.

Lindsay Avenue, Murrumbeena is significant as a streetscape of mostly Interwar dwellings, which includes many Californian Bungalows and a number of early Modern buildings. The many period dwellings reflect the original development of the area and form a relationship with the adjacent Interwar heritage area of the Beauville Estate. Lindsay Avenue has consistent neighbourhood character attributes of regular front setbacks and space between buildings that creates a regular rhythm of built form in the street. In addition, a single storey scale and pitched tiled roofs are key aspects of the area's character. Established gardens create a leafy suburban environment.

Field Street, McKinnon is significant as an intact street of Californian bungalows and other Interwar or early Moderne style dwellings. There is a consistency of character created by the regular frontage setbacks, the space between each building and the well articulated dwelling forms typified by these early C20th architectural styles.

Exhibition Street is significant as a highly consistent streetscape of Interwar timber dwellings. This consistency of character is due to the single storey scale, pitched roof forms, regular front and side setbacks and timber construction with Interwar detailing. Architectural styles are characteristically simple versions of California Bungalows and Mediterranean Interwar. Most buildings have a projecting front room or recessed porch. The smaller lot sizes are also a distinct feature of the street.

Kambea Grove, North Caulfield is significant as a collection of Interwar dwellings, set within garden surrounds. There is a distinctive range of Interwar architectural styles including Spanish Mission, Arts and Crafts and Art Deco, many of which are of a fine architectural quality. While building styles are varied, this area is unified by the form and articulation of buildings and consistent frontage setbacks that allow space for established exotic garden styles.

The preferred future neighbourhood character for these areas will be defined by the many intact Interwar era dwellings with their highly consistent building form, scale, materials, regularity of front and side setbacks and established gardens. New development will adopt the key characteristics of buildings in the area, which comprise of:

- Spacious garden environments with established vegetation and planting.
- Single storey building scales, with well recessed upper levels from the front façade.
- Consistent front and side setbacks that provide space for well landscaped gardens and reinforces the distinct spatial pattern of the street.
- Low pitched roof forms with wide eaves that create a horizontal emphasis, within streets characterised by many Californian Bungalows and Spanish Mission dwellings.
- Use of render and textured brickwork.
- Articulation of building form and façades achieved through variations in plan and roof form.
- Garages set back towards the rear of the dwelling.
- Low front fencing that complement the dwelling design and retain the sense of openness in the streetscape.

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Neighbourhood character objectives

To ensure that new buildings and works reflect the statement of 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 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 maintain the pattern of low or visually permeable front fencing that creates a sense of openness in the streetscape 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.

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Permit requirement

A permit is required to:

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

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Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement						
<p>Street setback</p> <p>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" data-bbox="464 383 1441 629"> <thead> <tr> <th data-bbox="464 383 778 472">Development context</th> <th data-bbox="783 383 1114 472">Minimum setback from front street (metres)</th> <th data-bbox="1118 383 1441 472">Minimum setback from a side street (metres)</th> </tr> </thead> <tbody> <tr> <td data-bbox="464 479 778 629">All buildings</td> <td data-bbox="783 479 1114 629">Equal to the greater setback from the front street of adjacent dwellings within the same street of the Overlay area.</td> <td data-bbox="1118 479 1441 629">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 street of the 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</p> <p>A11 and B18</p>	<p>A wall may be constructed on a boundary where:</p> <ul style="list-style-type: none"> ▪ It is a carport, garage or outbuilding set back at least 2 metres behind the front wall of the dwelling, and located on one side boundary only; or ▪ It is 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 data-bbox="464 853 1182 1205" style="text-align: center;"> </div> <p>All other requirements of Standards A11 and B18 continue to apply.</p>						
<p>Design detail</p> <p>A19 and B31</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, ▪ 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. ▪ A garage, carport or car space constrained by walls should be: 						

Standard	Modified requirement
	<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. ▪ Hard paving surfaces within the front setback should be limited to maximise landscaping. All other requirements of Standards A19 and B31 continue to apply.
<p>Front fences A20 and B32</p>	<p>The design of front fences within 3 metres of a street, in St James Parade Area Elsternwick (with the exception of the properties on the south side of Riddell Parade between Shoobra Road and Orrong Road), Oakdene Crescent Area Murrumbeena, Lydson Street Murrumbeena, Lindsay Avenue Murrumbeena, and Field and Exhibition Streets McKinnon should:</p> <ul style="list-style-type: none"> ▪ complement the era and design of dwellings in the street, ▪ not exceed a height of 1.2 metres and ▪ have at least 25% permeability, or ▪ not exceed a height of 0.8 metres if constructed in brick/masonry. ▪ The design of front fences in Kambea Grove North Caulfield should: <ul style="list-style-type: none"> ▪ complement the era and design of dwellings in the street, and be constructed of brick or render. ▪ not exceed a height of 0.5 metres, or 0.8 metres for the height of a pillar.

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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.