

28/05/2015  
C107**SCHEDULE 4 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as NCO4.

**VICTORIAN & EDWARDIAN SIGNIFICANT CHARACTER AREAS****1.0**31/01/2013  
C87**Statement of neighbourhood character**

The Victorian and Edwardian Era Significant Character Areas are distinct streetscapes representing this era of Glen Eira's development. The neighbourhood character of these areas is formed by the groups of Edwardian and Victorian homes set in leafy streetscapes. While later infill development is evident, it is generally respectful of the form and setbacks of original buildings and the streets retain a strong neighbourhood character as a result.

The streetscapes have a consistency of character in the landscaped frontage and side setbacks and the form, scale and articulation of buildings. The character of these areas is defined by the consistency of the single storey building scale, the use of a range of construction materials and pitched roof forms. The streets have a strong landscape character due to mature street planting and well established gardens. In addition, the mature canopy trees in private gardens and street planting create a leafy garden suburban environment. These areas include Clarinda Street Caulfield South, the Downshire Road Area Elsternwick and Murray Street, Elsternwick.

The preferred future neighbourhood character will be defined by the many intact Victorian and Edwardian era dwellings with their highly consistent building form, scale, materials, setbacks and established gardens. New dwellings will respect the key characteristics of the streetscape, comprising of:

- Established garden settings with substantial planting.
- A single storey scale of buildings, with upper levels well recessed from the front façade.
- Consistent front and side setbacks that maintain the distinct spatial rhythm of the street and provide space for planting.
- Pitched roof forms with eaves to reinforce existing building forms.
- Use of render and textured brickwork.
- Articulated building form and façade achieved through variations in plan form with a projecting front room, front porch or a front verandah.
- Simple architectural detailing typical of the era of development.
- Low front fences constructed of permeable materials that complement the dwelling design and retain the sense of openness in the streetscape.
- Garages set back towards the rear of the dwelling.

**2.0**31/01/2013  
C87**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.

**3.0**

31/01/2013  
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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.

**4.0**

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

Standard	Modified requirement						
<p><b>Street setback</b> <b>A3 and B6</b></p>	<p>Walls of buildings should be setback from streets the distance specified in Street Setback Table below.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: black; color: white;"> <th style="width: 33%;">Development context</th> <th style="width: 33%;">Minimum setback from front street (metres)</th> <th style="width: 33%;">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><b>Walls on boundaries</b> <b>A11 and B18</b></p>	<p>A wall may be constructed on a boundary where:</p> <ul style="list-style-type: none"> <li>▪ 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</li> </ul> <p>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)</p> <div style="text-align: center;"> </div> <p>All other requirements of Standards A11 and B18 continue to apply</p>						
<p><b>Design detail</b> <b>A19 and B31</b></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"> <li>▪ Scale and form,</li> <li>▪ Roof form, pitch and eaves,</li> <li>▪ Number of storeys,</li> <li>▪ Materials and finishes,</li> <li>▪ Façade articulation,</li> <li>▪ Building siting, and</li> <li>▪ Siting and design of driveways, garages or carports.</li> </ul> <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>						

Standard	Modified requirement
	<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"> <li>▪ Set back 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</li> <li>▪ Designed to complement the form and proportions of the existing dwelling or, if a new dwelling, other dwellings in the street.</li> </ul> <p>A garage, carport or car space constrained by walls should be:</p> <ul style="list-style-type: none"> <li>▪ Visually unobtrusive and compatible with the development and the preferred neighbourhood character.</li> <li>▪ A maximum width of 4 metres where visible from the street.</li> <li>▪ Located at least 2 metres behind the front wall of the dwelling.</li> </ul> <p>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>
<p><b>Front fences</b> <b>A20 and B32</b></p>	<p>The design of front fences within 3 metres of a street, in Clarinda Street Caulfield South should:</p> <ul style="list-style-type: none"> <li>▪ complement the era and design of dwellings in the street, and be of an open timber picket style.</li> <li>▪ not exceed a height of 1.2 metres and</li> <li>▪ have at least 25% permeability, or</li> </ul> <p>The design of front fences within 3 metres of a street in the Downshire Road Area Elsternwick and Murray Street Elsternwick should:</p> <ul style="list-style-type: none"> <li>▪ not exceed a height of 1.2 metres and</li> <li>▪ have at least 25% permeability, or</li> <li>▪ not exceed a height of 0.8 metres if constructed in brick/masonry.</li> </ul>

**5.0**

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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.