

27/05/2019  
C160mari

**SCHEDULE 2 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as NCO2.

**NEWELL STREET NEIGHBOURHOOD CHARACTER PRECINCT, FOOTSCRAY**

**1.0**

12/07/2012  
C92

**Statement of neighbourhood character**

The preferred neighbourhood character of the Newell Street Neighbourhood Character Precinct will be characterised by a range of dwellings, including those from the Victorian and Edwardian eras, complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New, low-scale buildings with pitched roofs will incorporate well-articulated facades. Upper levels of dwellings will be visually recessive to reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street. The adjacent Heritage Overlay areas to the west, north and east will continue to influence the character of the precinct. The small front and side setbacks and relatively small allotment frontages will be retained and continue to contribute to the precinct’s sense of inner urban compactness. This will be strengthened by low level front fences and small front gardens. Public domain elements that contribute to the character including the remaining bluestone kerb and channelling, laneways and narrow nature strips will remain.

**2.0**

12/07/2012  
C92

**Neighbourhood character objectives**

- To ensure new dwellings and additions respect the qualities of older adjoining 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.

**3.0**

12/07/2012  
C92

**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.

**4.0**

12/07/2012  
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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 to paved surfaces 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"> <li>▪ One space at least 6 metres long and 3.5 metres wide and 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, 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 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>

Standard	Modified Requirement
A19 and B31	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>▪ The number of storeys,</li> <li>▪ Façade articulation and design,</li> <li>▪ Roof form,</li> <li>▪ Building materials,</li> <li>▪ Verandahs, eaves and parapets, and</li> <li>▪ Building siting</li> </ul> <p>should respect the preferred neighbourhood character of the area.</p> <p>Upper storeys 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**

The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 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 preferred 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.

**6.0**

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**Background Documents**

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