

10/04/2014
C168**SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as NCO2.

BALDWIN STREET PRECINCT**1.0**10/04/2014
C168**Statement of neighbourhood character**

Baldwin Street comprises an intact grouping of Victorian weatherboard, brick and rendered dwellings south of the court bowl, and pairs of intact Interwar and Post War brick bungalows within the court bowl, set in established garden surrounds. Baldwin Street has a highly significant neighbourhood character due to the intactness of the original dwellings, the unusual combination of dwelling eras and styles in the two parts of the street, the consistency of its key character elements and the unusual subdivision layout of the court bowl. Key character elements include the intimate scale due to the predominant single storey heights, the articulated building and pitched roof forms, consistent front and side setbacks of the buildings, and the low height of front fences that allow clear views of the dwellings and gardens, and are appropriate to the era of the dwelling.

The preferred neighbourhood character for Baldwin Street is defined by the continued presence of Victorian, Interwar and Post War dwellings and new dwellings that respect the key elements of these dwellings which include:

- Single storey building scales, with upper levels well recessed from the front façade.
- Articulated building forms and facades achieved through use of asymmetrical plan forms, projecting front room or inclusion of a small front porch or gable end.
- Consistent front and side setbacks within each part of the street that reinforce the distinct spatial rhythm of that part of the street.
- Angled orientation of the dwellings in the court bowl, and orientation parallel to the street to the south.
- Consistent use of brick and render for buildings within the court bowl.
- Use of simple design detail.
- Pitched and hipped roof forms.
- Timber picket front fences south of the court bowl or low brick front fencing within the court bowl.
- Car parking accommodation that is incorporated within the dwelling design, adjacent to the dwelling or hidden from view.
- Garden settings characterised by a mixture of exotic and native trees.

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C168**Neighbourhood character objectives**

To ensure that new buildings and works respect the preferred neighbourhood character of the area.

To encourage retention of older, intact 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 front fencing that creates a sense of openness in the streetscape, allows views of dwellings, front lawns and 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.

To ensure space is available for the planting of trees and gardens.

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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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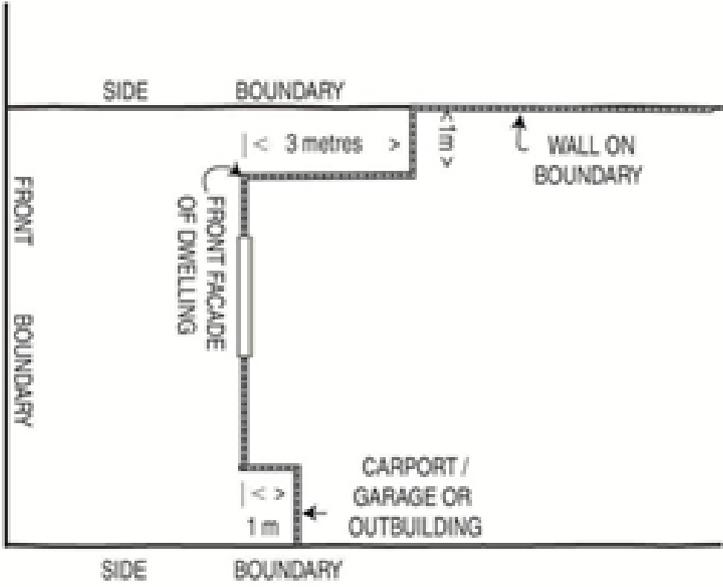
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Modification to Clause 54 and Clause 55 standards

The following properties are in the court bowl: 7, 9, 11, 14, 15, 16, 18, 20, 22 and 24 Baldwin Street.

The following properties are south of the court bowl: 1, 2, 3, 4, 5, 6, 8 and 10 Baldwin Street.

Standard	Modified requirement	
Street setback A3 and B6	Walls of buildings should be setback from the street the distance specified in the Street Setback Table below.	
	Development context	Minimum setback from front street (metres)
	Buildings in the court bowl	Equal to the setback of the existing building on the site or 8 metres whichever is the lesser. Buildings should maintain the same angle of the front facade to the street as the existing building and step back progressively in line with the angle of the frontage.
	Buildings south of the court bowl	Equal to the front setback of the existing building on the site or 2 metres whichever is the lesser.
Walls on boundaries A11 and B18	A wall may be constructed on a boundary where:	
	Buildings in the court bowl	The proposed building is located on a common boundary of a semi-detached pair of dwellings.
	The whole precinct	A carport, garage or outbuilding should be setback at least 1 metres from the front wall of the dwelling and located on one side boundary only. Any other part of the building should be setback a minimum of 1 metres from one side boundary for a distance of 3 metres from the front facade of the building. (See the diagram below)
	All other requirements of Standards A11 and B18 continue to apply.	

Standard	Modified requirement
	
<p>Design detail A19 and B31</p>	<p>The design of buildings and extensions 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, ▪ Facade articulation, ▪ Building siting, and ▪ Siting and design of driveways, garages and 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, 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 a substantial distance from the front building facade where the main ridge line of the roof is perpendicular to the street, or located behind the main ridge line 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. <p>A garage, carport or car space constrained by walls should be:</p> <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. <p>All other requirements of Standards A19 and B31 continue to apply.</p>
<p>Front fences A20 and B32</p>	<p>The design of front fences should complement the era and design of the dwelling, and the style of other front fences in the street.</p> <p>A front fence within 3 metres of a street should not exceed a height of:</p> <ul style="list-style-type: none"> ▪ 0.8m in the court bowl and be constructed of brick or rendered masonry. ▪ 1.2m south of the court bowl and be constructed of timber pickets.

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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 documents

Stonnington Neighbourhood Character Review, Planisphere 2013.