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SCHEDULE 3 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO3**.

JUBILEE PARK

1.0 Statement of neighbourhood character

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The Jubilee Park neighbourhood character area in Ringwood forms part of a larger historic residential area, which was subdivided and first developed in the 1920s. It is significant within Maroondah as a rare example of a neighbourhood that includes development from the Interwar period, with the only other comparative example being the 1920s timber bungalows of the Alto Avenue and Wicklow Hills Estate in Croydon. It is also important for its intact and consistent collection of Post War dwellings.

Haig Street and Ellison Street, which terminates with views of the original Ringwood Primary School building, were laid out on what was originally an orchard, then subdivided as part of the ‘Ringwood Township Estate’ in c.1921. James Street formed part of the historic ‘Ringwood Railway Estate’ which was subdivided before the Great Depression in c.1885. These streetscapes are representative of the development that occurred in Ringwood during the Interwar and early Post War years – simple homes displaying a modest and traditional expression, set in spacious open gardens.

The whole character area is notable for its consistency of low scale, older style dwellings with tiled, pitched or gable roofs. Timber is the predominant building material and the modest, detached homes are located in generous and well vegetated garden settings. The regularity of built form and setbacks creates a orderliness within the character area, and this cohesion is further enhanced by the existence of regular street trees, grassy nature strips and low front fences.

2.0 Neighbourhood character objective

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- To ensure that the consistent architectural and residential character of Jubilee Park is retained and enhanced, without replication of historic built form.
- To encourage the retention of older weatherboard dwellings that contribute to the neighbourhood character of the area.
- To complement and strengthen the historic and predominant use of timber throughout the area.
- To maintain the consistent siting of dwellings, allowing for a generous and well vegetated front garden, and side setbacks that allow for planting.
- To ensure that new dwellings and extensions to dwellings are an appropriate scale relative to the scale of surrounding homes, and that front fences are low and appropriate to the era of the dwelling.

3.0 Permit requirement

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A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling
- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.

4.0 Modification to Clause 54 and Clause 55 standards

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Standard	Modified requirement
None specified	None specified

- Deleted:** residential
- Deleted:** inter war
- Deleted:** was
- Deleted:** .
- Deleted:** streets
- Deleted:** and the broader neighbourhood is
- Deleted:** characterised by historic timber bungalows and simple inter war dwellings, constructed from the 1920s through to the 1950s.
- Deleted:**
- Deleted:** itself
- Deleted:** interwar streetscapes, and the
- Deleted:** spacious
- Deleted:** consistency
- Deleted:** uniformity

5.0 Decision guidelines

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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 buildings and works contribute to the historic neighbourhood character of the broader Jubilee Park area.
- The extent to which any demolition and replacement development meets the objectives of this clause in relation to siting, height, form and materiality, without historical mimicry.
- In the case of partial demolition, the extent to which the three dimensional form of the existing dwelling is maintained to avoid facadism.
- The extent to which any new dwelling or dwelling extension reflects the roof form of adjacent properties, or the existing dwelling.
- The visual impact of the dwelling on the streetscape, including the extent to which upper level dwelling extensions are recessed and articulated.
- The selection of building materials and the contribution the materials will make to the preferred neighbourhood character of the precinct.
- To extent to which any buildings or works, including front fences, make a positive contribution to the public domain and pedestrian environment.
- Whether car parking structures are recessive, located behind the front façade of the dwelling and do not dominate the site or streetscape.