

## **Glen Eira Neighbourhood Character Overlays (NCO)**

NCO1 31/01/2013 – Planning Scheme Amendment C87

### **The Highway, Bentleigh**

The Highway is an intact street of Interwar – early Modern clinker brick and rendered dwellings, set in manicured gardens. The Highway has a highly significant neighbourhood character due to the intactness of the original dwellings and the consistency of its key character elements. This includes the predominant single storey scale and the form, siting and materials of the buildings, the styles and height of front fences and the well landscaped surrounds.

NCO2 31/01/2013 – Planning Scheme Amendment C87

### **EDWARDIAN ERA SIGNIFICANT CHARACTER AREAS**

Derby Crescent, Caulfield East

Prentice Street Area, Elsternwick

Chestnut Street and the McPherson Avenue Area, Carnegie

The Edwardian Era Significant Character Areas are distinct streetscapes of Edwardian era dwellings, set in established landscape surrounds. The character of these areas is defined by the consistency of the single storey building scale, use of timber construction and pitched roof forms. The streets have a strong landscape character due to mature street planting and well established gardens. In some streets the Edwardian era character is complemented by later Californian Bungalow style dwellings that retain the sense of dwelling form and spacing of earlier development.

NCO3 31/01/2013 – Planning Scheme Amendment C87

### **INTERWAR ERA SIGNIFICANT CHARACTER AREAS**

St James Parade Area in Elsternwick

The Oakdene Crescent Area in Murrumbeena

Lydson Street, Murrumbeena

Lydson Street, Murrumbeena

Lindsay Avenue, Murrumbeena

Field Street, McKinnon

Exhibition Street, McKinnon

Kambea Grove, North Caulfield

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.

NCO4 31/01/2013 – Planning Scheme Amendment C87

#### VICTORIAN & EDWARDIAN SIGNIFICANT CHARACTER AREAS

Clarinda Street, Caulfield South,  
Downshire Road Area, Elsternwick  
Murray Street, Elsternwick.

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.

NCO5 31/01/2013 – Planning Scheme Amendment C87

#### QUEENS AVENUE, CAULFIELD EAST

Queens Avenue is significant as an intact streetscape of substantial Edwardian and Interwar era villas along the eastern edge of the Caulfield Racecourse. Many of the buildings are of an exemplary design quality with a high standard of architectural detailing. Roof forms are often elaborate or steeply pitched, and many buildings contain upper levels within attic spaces. Building facades are well articulated through the use of asymmetrical plan forms, with a projecting front room or porch, and the use of textured brick or render. While front and side setbacks are varied, they consistently establish a sense of space around each dwelling and allow for landscaped front gardens. An overall consistency is created through the grand scale of the buildings, the high quality of architectural design and the established garden setting which combine to form a highly distinctive avenue along the edge of the Racecourse.

NCO 6 31/01/2013 – Planning Scheme Amendment C87

#### BOYD PARK AREA, MURRUMBEENA

The Boyd Park Area is significant for its distinctive landscape quality, which is derived from its setting around the public reserves of Boyd Park, the Springthorpe Gardens and Riley Reserve, and from the strong garden suburban character in surrounding streets. The Boyd Park Area is also significant for its many Interwar period buildings, set in streetscapes that show a consistency in front and side setbacks that provide space for substantial planting, pitched roof forms and low front fences.