

3.10 OCEAN RISE DESIGN GUIDELINES

INTRODUCTION

Where there is an inconsistency between the provisions of these Guidelines and other Policies the provisions of these Guidelines shall prevail. These Guidelines are to be read in conjunction with the provision of the City of Stirling Local Planning Scheme No. 3, the City's Planning Policies and the Residential Design Codes (R-Codes).

Objectives

- The creation of a vibrant, balanced streetscape;
- Residential development that is orientated to the street, whilst being cognisant of other issues of public / private spaces and interfaces to create a sense of community;
- Innovative and attractive housing design to serve the evolving needs of the community; and
- Residential development that is energy efficient.

Guideline Area

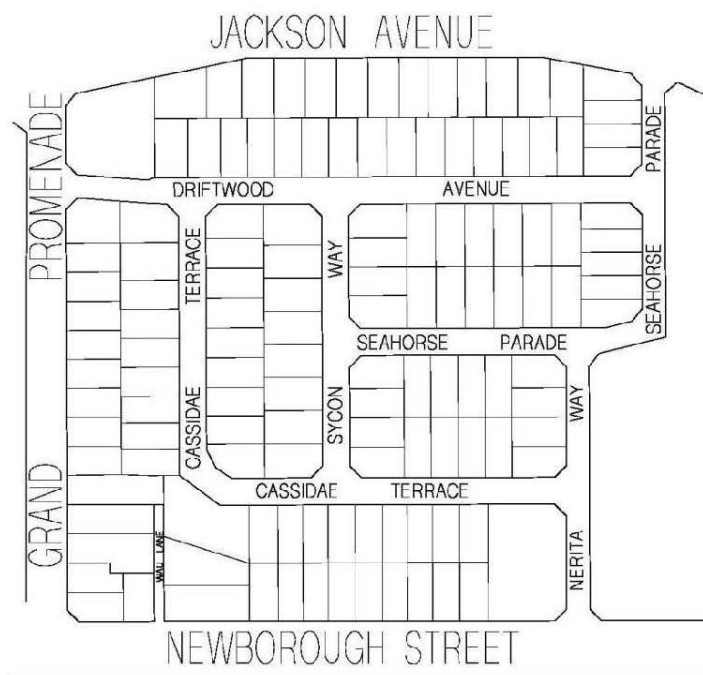


Figure 1 - Ocean Rise Design Guideline Area

Applications Subject of this Policy

This Policy applies to all residential development within the guideline area.

DEVELOPMENT GUIDELINES

Built Form & Design

Site Coverage

- Maximum site coverage for single storey development is 60%;
- Maximum site coverage for two storey development is 50%; and
- Ground floor site coverage for a two storey dwelling may be increased to a maximum of 55%, when the upper floor “site coverage” including balconies, decks and verandas is limited to 45% maximum.

Building Height

Lots 818 and 819

- May incorporate retaining walls up to 3 metres high;
- Shall not exceed single storey development or 3 metres to the top of the eaves and 6 metres to the apex of the roof; and
- The height restrictions will also be enforced by a covenant in favour of Lots 720, 861 and 820.

Corner Lots

- Single and second storey buildings on corner lots shall have a minimum setback to the secondary street of 1.5 metres. Lots which front public open space shall address the public open space.

Setbacks

Front

- Minimum of 3 metres with an average of 4.5 metre setback applies to first and second levels;
- Carports shall have a minimum setback of 3 metres;
- Garages shall have a setback of 4 metres;
- Visual Truncation: Minimum 4.5 metres x 4.5 metres visual truncation for all residential lots; and
- Setbacks from houses on the existing external streets of Jackson Avenue, Grand Promenade and Newborough Street shall have a minimum setback of 4.5 metres.

Zero Setbacks

- A zero setback to one of the side boundaries other than a northern boundary will be permitted, as of right, provided the wall is not higher than 3 metres with an average height of 2.7 metres and the length does not exceed 9 metres;
- Walls on a northern boundary will only be considered where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension on the adjoining property; and
- Garages and / or carports on adjoining lots may share a common zero side setback.

Roofing

- Clay or concrete tiles, colorbond metal roofing or metal roofing that is treated to have non-reflective surfaces is acceptable.

Courtyards

- All courtyards are required to be located behind the building line and must have a minimum area of 40m² and a minimum dimension of 4 metres.

Streetscape Relationship

Site Levels / Retaining Walls

- Additional retaining on the side boundaries is not permitted. Any variation to existing site levels may not be altered by more than 200mm without the specific approval of Council.

Fencing

- Limited front fencing will only be permitted in accordance with the City of Stirling Front Fencing Policy. In addition, no fibro cement fencing will be permitted forward of the building line or on the secondary street boundary.

Location of Services

Air Conditioners

- Air conditioning or cooling units must be of a similar colour to the roof. Solar hot water units must be integrated with and match the roof profile and pitch of the dwelling. Air conditioning, cooling units and solar hot water units must not be visible from the street or public areas.

TV Antennae, Satellite Dishes and Radio Masts

- These facilities are very much a part of society's requirements for modern living. They can however, be an ugly element of our streetscape if not carefully located. If possible, they should be located within roof space or on rear walls or roof, so as to minimize any impact on the amenity of the streetscape.

Rubbish Bins

- Bins should be appropriately screened and wherever possible, located behind the building line.

Access and Parking

Driveways

- Maximum width of crossover shall be 5 metres.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
---------------	--------------------------	-----------------------

INTENTIONALLY
BLANK