

3.11 PRINCETON (PHASE 1) DESIGN GUIDELINES

INTRODUCTION

Where there is an inconsistency between the provisions of these Guidelines and other Policies the provisions of these Guidelines shall prevail.

All other aspects of development not addressed within these guidelines will be assessed under the provisions of the Local Planning Scheme and the Residential Design Codes, and all other City of Stirling policy and building requirements.

Guideline Area



Figure 1 – Princeton Phase 1 Design Guidelines

Applications Subject of this Policy

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

DEVELOPMENT GUIDELINES

Built Form & Design

Dwelling

- The minimum floor area of a dwelling shall be 170 square metres.

Setbacks

Front

- Minimum of 3 metres, averaging to 4.5 metres. Setback applies to the first and second floors; and
- Lots fronting Hamilton Street and Telford Crescent (existing streetscapes) minimum 3 metres averaging to 6 metres for first and second floors and meeting standard City of Stirling setbacks.

Rear

- Lots with rear boundaries abutting the Karrinyup Road of Hutton Road reservations – minimum of 4 metres with provision for a rear yard totalling 40 square metres;
- For lots backing directly on the lakes (water edge lots) minimum 2 metres with a side or rear yard totalling 40 square metres with a minimum dimension of 4 metres; and
- All other lots, minimum of 1 metre to comply with Residential Planning Codes, with provision for a side or rear yard totalling 40 square metres with a minimum dimension of 4 metres.

Side

- Lots with side boundary abutting Karrinyup Road minimum of 4 metres.

Secondary Street

- Minimum of 1.5 metres to secondary street for ground and upper storeys.

Zero Lots Lines

- Zero lot lines may be considered in accordance with the provisions of the Residential Planning Codes and Council Policies, subject to a maximum height of 2.7 metres and comment from the adjoining affected adjoining property owner.

Carpports

- Minimum shall be 3 metres from front boundary.

Garages

- Minimum 4.5 metres unless integrated into the dwelling by 50% or more and then a 3 metre setback would be acceptable (this is to reduce the dominance of garages on the streetscape).

Site Coverage

Single Storey

- Maximum site cover shall be 60%.

Two Storeys

- Maximum site cover shall be 50%; and

- The ground floor site cover may be increased to a maximum of 55% where the upper floor site cover (including balconies, decks and void to ground floor) is limited to a maximum of 45%.

Materials

Walls

- All external walls shall be predominantly constructed, unless otherwise approved, with concrete, clay bricks, limestone or similar material finished in face brickwork or render.

Roof

- Clay or concrete tiles, colour bond metal roofing or metal roofing that is treated to have a non-reflective surface is acceptable. A minimum 24° 43' pitch is to be used on all dwellings, garages and carports.

Streetscape Relationship

Fencing

- No solid fencing greater than 900 millimetres height is to be erected forward of the building line however open style fencing will be considered above 900 millimetres;
- Visual driveway truncations shall be incorporate for a solid front fencing of 900 millimetres height. Feature masonry fencing is required for any boundary which faces any street, road, park or reserve. No fibro cement fencing is permitted forward of the building line;
- Fencing to boundaries where provided by the developer shall not to be altered in any way. In the event of damage the lost owner shall repair in the same style and colour as provided. In the event of failure by the lot owner to repair the owner may do so and reclaim the cost from the lot owner; and
- Except for lake edge, street, road, park or reserve boundaries, all boundary fencing behind the building line shall consist of HardiFence painted “wheat” colour on both sides and capped and painted “wheat” colour.

Location of Services

Air Conditioners

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

Access and Parking

Garages and Carports

- All dwellings constructed shall incorporate double, side-by-side carports or garages, constructed of the same materials as the residence.

Driveways

- Maximum width of crossover shall be 4.5 metres. All driveways and crossovers must comprise brick paving.

Other Considerations

Outbuildings

- Outbuildings exceeding 4 square metres or 2 metres in height shall be built of materials to match the residence;
- Outbuildings less than 4 square metres or 2 metres in height shall be built of materials to match the residence or of non-reflective materials; and
- No outbuilding shall be erected in the rear 2 metre setbacks of water edge lots.

Washing Lines / Rubbish Bins

- All washing lines and rubbish bins shall be screened from the street and public places.

OFFICE USE ONLY:

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

Action	Resolution Number	Effective Date
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