3.13 ROSELEA ESTATE DESIGN GUIDELINES

INTRODUCTION
Where there is an inconsistency between the provisions of these Guidelines and other Policies the provisions of these Guidelines shall prevail. The Guidelines set out the minimum standards and conditions under which residential development within the estate will normally be applied.

In addition, there are a number of Special Precincts and Townhouse Precincts within the Estate, which are shown on Figure 1. Specific guidelines have been prepared for and apply to the Special Precincts and Townhouse Precincts and are in addition to the General Guidelines. Where there is an inconsistency between the General Guidelines and the Special Precinct Guidelines or the Townhouse Precinct Guidelines, the provisions of the Special Precinct or the Townhouse Precinct Guidelines shall prevail.

Guideline Area

![Figure 1 – Roselea Guideline Area](image)

Applications Subject of these Guidelines
The General Guidelines apply to the construction of all dwellings and outbuildings within the Estate, other than for those lots identified on attached Plan 1.
GENERAL GUIDELINES

Dwelling Size
No residence shall be constructed unless it has a minimum floor area, inclusive of all floors, measured over the enclosing walls of the dwelling and excluding garages, carports and external storage areas of:

- For lots of 550m² or greater: 200m²
- For lots of 400m² to 550m²: 185m²
- For lots in Special Precincts A & D: 185m²
- For lots in Special Precincts C: 150 m²
- For lots within the Townhouse Precincts: 220m²

Built Form
Building Height
Single Storey
- 6.5m to the crown of the roof.

Two Storey
- 6m to the top of wall height; and
- 9m to the crown of the roof.

Setbacks
Front
- An average of 4.5m with a minimum of 3m at ground floor level;
- An average of 6m with a minimum of 3m at first floor level; and
- A visual truncation of 4.5m by 4.5m at the corners of adjoining lots shall be required.

Secondary Street
1.5m for both ground and first floor level.

Side
In accordance with the provisions of the R-Codes. Zero setbacks are permitted within Roselea Estate subject to the following:

- A garage or carport may be located on either side lot boundary;
- A dwelling may be built to one side lot boundary only, other than a boundary onto a laneway;
- The comments of the adjoining affected owner shall not be required where the length of single storey building (excluding the garage / carport) on a zero setback does not exceed 33% of the length of the relevant boundary.
- The comments of the adjoining affected owner shall be sought by the Council prior to making a determination where the length of building (excluding the garage / carport) on a zero setback exceeds 33% of the length of the relevant boundary.
• Except as otherwise provided in Special Precincts C and E all second storey construction shall be setback from a side lot boundary 1m or in accordance with the R-Codes, whichever is the greater.
• The use of zero setback shall accord with the provisions of the R-Codes in all other respects.

Rear
• In accordance with the side setback provisions of the R-Codes subject to a minimum setback of 1m and the provision of a private courtyard in accordance with these Guidelines. Zero setbacks shall not be permitted to a rear boundary for a dwelling.

Corner Lots
• (Garages / Carports): A garage or carport may be located on the rear boundary of a corner lot provided that the length of wall on the rear boundary shall not exceed 9m and the garage or carport has a minimum setback to any street including the secondary street of 4.5m (to accord with visual truncation requirements).

Verandahs & Balconies (Average Street Setback)
• In calculating the average street setback, the first metre of depth of a verandah or balcony may be included provided such verandah or balcony is of visually “light weight” construction and not under the main roof of the dwelling.

Side Setback to Laneway
• Where a lot, other than a lot within a Special Precinct, has a side boundary to a laneway, a carport or garage may be located on the side boundary to the laneway provided that the dwelling is setback from the boundary in accordance with the provisions of the R-Codes. The requirement for a 4.5m visual truncation shall not apply to the boundary adjacent to the laneway, but a 2m x 2m visual truncation will apply.

Site Cover
No residence shall be constructed that exceeds the maximum site cover of a building on a lot, being:

• In the case of single storey buildings : 60%
• In the case of double storey buildings : 50%

The ground floor site cover for a double storey dwelling may be increased to a maximum of 55% where the upper floor site cover inclusive of balconies, decks and voids to the ground floor is limited to 45% maximum.

Materials
No dwellings, garages, carports and outbuildings (having an area greater than 4m² or a height greater than 2m shall be constructed unless built in accordance with the materials specified in these Guidelines and in accordance with the following:
Walls
Masonry being concrete or clay face bricks, rammed earth or limestone, concrete or stone as face brickwork or rendered. Gables or feature details may be constructed in stained timber, painted fibro or other decorative material.

Roofing
Clay or concrete tile or Colorbond steel other than zinalume with a minimum roof pitch of 20 degrees and a maximum roof pitch of 40 degrees. Shallow pitches to a minimum of 12.5 degrees may be permitted for verandahs and canopies.

Streetscape Relationship
Site levels
- No residence shall be constructed with more than 200mm variation in the ground floor level of the residence at the external walls and the ground floor level (Relative Level) of any garages, carports or outbuildings from the finished ground level shown on the “as constructed” engineering drawings held by the City of Stirling; and
- The internal floor level of the residence shall not vary by more than 300mm from the finished RL shown on the “as constructed” engineering drawings held by the City of Stirling.

Fencing
- No fence is to be higher than 1.8m above natural ground level and no fence, other than a fence to a private courtyard, shall be permitted forward of the dwelling.
- A fence to a private courtyard forward of the dwelling shall maintain a setback to the street of an average of 4.5m with a minimum of 3m and shall be constructed of decorative masonry substantially in the same materials and finishes as the dwelling.
- All side and rear boundary fences shall be completed at construction of the dwelling and prior to occupation. Internal side and rear fences must consist of timber or other decorative material including masonry, brushwood or capped Colorbond steel. Corrugated fibro-cement sheeting is not permitted and any other profile of fibro-cement shall be painted in colours appropriate to the dwelling.
- Fences facing a street or other public place (other than a laneway) shall consist of decorative masonry substantially in the same materials and finishes as the dwelling. All fencing to a laneway must consist of rendered masonry, painted or coloured to a limestone hue and treated with an anti-graffiti coating.
- Fences and retaining walls where provided by the developer shall not be altered in any way.

Courtyards
- No dwelling shall be constructed unless provided with a private outdoor area at ground level, directly accessible from a living room and having a minimum size of 36m² with a minimum dimension of 4m.
**Access & Parking**

**Driveways & Crossovers**
- The maximum width of a driveway shall be 5.5m; and
- Kerbs where cut shall be refinished at the ends adjoining the driveway to a rounded taper.

**Driveway Locations - Roselea Boulevard and Coralvine Grange**
- All driveways and crossovers from a lot onto Roselea Boulevard or Coralvine Grange shall be in accordance with the positions shown on the attached Plan 2.

**Other Considerations**

**External Appliances**
- Television and radio aerials shall not be permitted except wholly within the internal roof space. Satellite dishes shall not be permitted on any roof plane and may only be constructed at ground level within the rear private open space and shall be screened from view from any public place. Solar water heaters, air-conditioning units and other external appliances shall not be positioned or mounted on any roof plane facing a street, other than a laneway.

**Amalgamation and Subdivision**
- Subdivision of the land or amalgamation shall not be permitted.
SPECIFIC PRECINCT GUIDELINES
The following Guidelines apply to the construction of all dwellings and outbuildings within the Special Precincts A, C, D and E identified on the attached Plan 1. Following design changes to the estate, no Special Precinct B has been retained. Where inconsistent with the General Guidelines, the provisions of these Special Precinct Guidelines shall prevail.

Built Form
Building Orientation
Precinct A
- No dwellings shall be constructed unless they are oriented to present a frontal elevation to the Public Open Space adjoining the Lot. In the case of a Lot having frontage to Public Open Space on two sides, the building shall be oriented to at least one Public Open Space frontage. The building must be designed such that at least one living room opens to the frontage to the Public Open Space.

Precinct C
No dwellings shall be constructed unless:
- In the case of Lot 702 and 743 the dwelling(s) are orientated to maximise surveillance of the street;
- In the case of Lot 703 the dwelling(s) are orientated to maximise surveillance of the adjoining Public Open Space.

Precinct D
- No dwellings shall be constructed unless they are oriented to front onto the principal road.

Setbacks
Precinct A - Public Open Space Frontage
- Average of 3m with a minimum of 1.5m for both ground and upper floor levels.

Precinct C - Street Frontage
- In accord with the Residential R30 Density code.

Precinct C – Side
- In accord with the Residential R30 Density code.

Precinct D - Street Frontage
- Average of 3m with a minimum of 2m for both ground and upper floor levels.

Precinct E - Street Frontage
- In accord with the Residential R30 Density code.

Precinct E – Side
- Zero side setbacks are permitted at the southern boundaries for lots 737 to 741 (inclusive) for both ground and upper floor levels. Zero side setback permitted at the northern boundary for Lot 742 for both ground and upper floor levels. Secondary street setbacks of 1.5m are required for both ground and upper floor levels on Lots 737 and 742. (Refer Plan 8)
Rear Laneway – All Precincts
- One metre setback for carports and garages. The dwelling shall be setback from the rear laneway in accordance with the side setback provisions of the R-Codes. Where a lot also abuts a laneway or walkway to the side boundary, the dwelling may be built to a zero setback to the side laneway or walkway boundary for the full length of the dwelling and that wall of the dwelling may contain openings to non-habitable rooms.

Materials
- All garages, carports and storage sheds facing a laneway shall consist of substantially the same materials as the dwelling. A garage or carport roof facing a laneway may be constructed with a pitch of less than 20 degrees.

Streetscape Relationship
Fences
- All fencing to a laneway or a walkway along a side lot boundary shall consist of rendered masonry, painted or coloured to a limestone hue and treated with an anti-graffiti coating. A 1m by 1m truncation must be maintained from the edge of a garage / carport to the laneway;
- Fencing within Special Precinct C shall accord with the General Guidelines, with the exception of Lot 703 where the common boundary with the adjoining open space shall be fenced in an ‘open-style’ consistent to that shown in Plan 3; and
- Side boundary fences between a dwelling and the principal street boundary on lots within Special Precinct D shall be constructed in accordance with the design and specifications set out in Plan 3.

Other Considerations
Access
- All vehicular access to lots in Special Precincts A & D shall be from the rear laneway servicing the lot.

Refuse Collection Enclosure
- Each residence shall be provided with a paved refuse disposal collection area 1.0m by 1.2m within the lot and with unrestricted opening to the rear laneway.

Service Connection Enclosures
- Each lot within Special Precincts A is provided with an area of 0.6m by 0.6m fronting the rear laneway at one corner of the lot. Most utility connections are located within this area. No fence is to be constructed between this area and the laneway.

Development Potential – Special Precinct C
- Both lots within Special Precincts C are of a size suitable for Grouped Dwelling development.
  Subject to compliance with the Residential R30 Density Code:
  - Lot 702 is intended to provide for a maximum of two Grouped Dwellings;
  - Lot 703 is intended to provide for a maximum of three Grouped Dwellings; and
  - Lot 743 is intended to provide for a maximum of two Grouped Dwellings.
TOWN HOUSE PRECINCT GUIDELINES

The following Guidelines apply to the construction of all Townhouses within the Townhouse (TH) Precincts identified on the attached Plan 1. Where inconsistent with the General Guidelines, the provisions of these Townhouse Precinct Guidelines shall prevail. These Guidelines deal primarily with aesthetics and overall development criteria, and are also reflected in restrictive covenants for each townhouse lot. The Guidelines are generally consistent with, but do not include the 6 townhouse lots to the immediate south of the Townhouse Precinct on Roselea Boulevard, as the City of Stirling approved these 6 residences under a specific development approval.

Building Orientation, Surveillance & Overlooking

- No dwellings within Townhouse Precincts shall be constructed unless they are oriented to present a frontal elevation to the Public Open Space or main lake area adjoining the Lot;
- All dwellings shall be designed to provide surveillance over the main lake/open space area and at the entry to dwellings/over Roselea Boulevard. This shall be achieved through the appropriate location of window openings and/or balconies and shall include surveillance from side boundaries adjoining open space areas. Balconies shall be located at the front of the dwelling to face the main lake area;
- Overlooking from balconies to adjoining residences shall be minimised through the inclusion of a 1.6m high opaque screen on each side of the balcony. Balconies shall be setback a minimum of 1.5m from the side; and
- All vehicular access to lots in Townhouse Precincts shall be from the rear laneway or access road servicing the lot.

Setbacks

- No residence shall be constructed unless it complies with the following minimum building setbacks (as reflected in Plan 4 attached):

Front (Setback from Open Space / Main Lake)

- Average of 7m with a minimum of 5m for both ground and upper floor levels.

Side

- All dwellings shall be constructed with parapet walls in accordance with the minimum and average setbacks as shown in Plan 4 and Plan 4a (for the east side of the main lake). Ground level and / or second storey walls of the dwelling onto the southern side lot boundary are permitted provided that the total length of wall or walls at that level, including garages does not exceed 55% of the length of the southern boundary. Ground level and / or second storey walls of the dwelling onto the northern side lot boundary are permitted provided that the total length of wall or walls at that level, including garages does not exceed 50% of the length of the northern boundary.
Rear Laneway / Rear Access Road
• 1.5 metre minimum setback for garages shall apply.

Plot Ratio and Site Cover
• All residences within the Townhouse Precinct shall be two storeys. No residence shall be constructed that exceeds the maximum plot ratio, which is 1.1 and the maximum site cover, which is 60%.

Private Outdoor Area
• No dwelling shall be constructed unless provided with a private outdoor area at ground level, directly accessible from a living room. The outdoor area shall generally be provided at the front of the residence and shall be 36m² in area with a minimum dimension of 4m in any direction.

Storage
• No dwelling shall be constructed unless provided with a ground level storage area that has a minimum internal width of 1.5m and being a minimum of 4m², unless the storage area is provided for within the garage.

External Materials
• A minimum roof pitch of 25 degrees shall apply. All garages, carports and storage must consist of substantially the same materials as the dwelling. A garage or carport roof facing a laneway or access road may be constructed with a pitch of less than 25 degrees.

Streetscape Relationship
Fences
• All fencing to a laneway or a walkway along a side lot boundary shall consist of rendered masonry, painted or coloured to a limestone hue and treated with an anti-graffiti coating. A 1m by 1m truncation must be maintained from the edge of a garage / carport to the laneway.

Other Considerations
Refuse Collection Enclosure
• Each residence shall be provided with a paved refuse disposal collection area 1.0m by 1.2m within the lot and with unrestricted opening to the rear laneway.

Service Connection Enclosures
• Each lot within Townhouse Precincts is provided with an area of 0.6m by 0.6m fronting the rear laneway at one corner of the lot. Most utility connections are located within this area. No fence is to be constructed between this area and the laneway.
WATERSIDE PRECINCT GUIDELINES
The Guidelines applicable to the construction of all residences within the Waterside (WP) Precinct shown on Plan 1 are those detailed on Plan 5 attached to these Guidelines.

Where inconsistent with the General Guidelines, the provisions of the Waterside Precinct Guidelines on Plan 5 shall prevail. The Waterside Precinct Guidelines deal primarily with aesthetics and overall development criteria, and are also reflected in restrictive covenants for each townhouse lot.

GROUPED HOUSING GUIDELINES
The Guidelines applicable to the construction of all residences within the Grouped Housing Precinct (GH) shown on Plan 1 are those detailed on Plan 6 attached to these Guidelines.

Where inconsistent with the General Guidelines, the provisions of the Grouped Housing Precinct Guidelines on Plan 6 shall prevail. The Grouped Housing Precinct Guidelines deal primarily with aesthetics and overall development criteria, and are also reflected in restrictive covenants for each townhouse lot.
PLAN 1 – SPECIAL PRECINCTS

TH – Townhouse Lots
WP – Waterside Precinct
GH – Group Housing
PLAN 2 – DRIVEWAY LOCATIONS
PLAN 3 – FENCE DETAILS

PLAN 3 – FENCE DETAILS FOR SIDE FENCES WITHIN THE STREET SETBACK - PRECINCT D
PLAN 4 – TOWN HOUSE PRECINCT

A minimum 1.5m setback for garages shall apply to all Townsite Lots

Construction of Parapet Walls on the Northern side boundary is limited to 50% of the total length of the lot boundary and must remain within the required front and rear setbacks.

Minimum setback to Main Open Space/Lake of 5m for both ground and upper floor levels (an average setback of 7m must also be achieved).

Construction of Parapet Walls on the Southern side boundary is limited to 55% of the total length of the lot and must remain within the required front and rear setbacks.

Existing Waterfront Homes 500
PLAN 4A – TOWN HOUSE PRECINCT

ROSELEA ESTATE
MAIN LAKE
AREA

Minimum setback to Main Open
Space/Lake of 5m for both
ground and upper floor levels
(an average setback of 7m
must also be achieved).

Construction of Parapet Walls on the Northern side
boundary is limited to 50% of the total length of the
lot boundary and must remain within the required
front and rear setbacks.

A minimum 1.5m setback for garages
shall apply to all Townsite Lots

Construction of Parapet Walls on the Southern side
boundary is limited to
55% of the total length of the lot
and must remain within the required
front and rear setbacks.

ROSELEA ESTATE
MAIN LAKE
AREA

EXISTING PUBLIC OPEN SPACE

City of Stirling Local Planning Scheme No. 3
NOTES:
① A minimum 3m setback applies to the Glenelg Drive [southern] setback
② A minimum 3m setback applies from dwelling to rear boundary for lots 5, 6, 9 and 11.
③ A minimum 3m setback shall apply from dwelling to rear boundary for lots 5, 6, 9 and 11.
④ Front yard may overlap common property by a maximum of 1m.
⑤ Courtyard areas shall be provided for all dwellings with a minimum area of 30m² and a minimum dimension of 4m.
⑥ Garages shall be located on all boundaries as depicted in the Guidelines Plan.

BUILDING AND ACCESS GUIDELINES
ROSELEA ESTATE GROUP HOUSE PRECINCT

NOTE: These Guidelines should be read in conjunction with the general provisions of the Roselea SADO.

1. Building Orientation:
The following Guidelines apply to the construction of all dwellings within the Grouped Housing Precinct (GH). Where inconsistent with the General Guidelines of the Roselea SADO, these provisions shall prevail.

2. Setback:
No building shall be constructed unless it is intended to face (with respect to living areas) to the main view, open space and as shown on the plans.

3. External Appliances:
The location of external appliances shall be undertaken in accordance with Clause 2.1 of the general guidelines. However, site water heaters, air conditioning units, clothes lines and other outdoor service fixtures should be located to minimize visibility from public areas, the street front and the main lakes.

4. Storage:
Any storage areas to be constructed on a plot lot within the Grouped Housing Precinct shall be constructed under the main roof. The storage area may be provided within the garage.

5. External Materials:
A minimum roof pitch of 25 degrees shall apply. All garages, carports, external storage areas and storage areas must consist of the same material as the dwelling and be constructed with a pitch of not less than 25 degrees.

6. Estate Walks:
Estate walks are to be provided by the developer of Roselea Estate along the main lakes edge and the boundary to open space. Concreting will be provided to match or contrast on the side to the height of the finished levels.
Construction of Parapet Walls on the Southern side boundary for lots 737-741 is limited to 55% of the total length of the lot and must remain within the required front and rear setbacks.

Construction of Parapet Wall on the Northern side boundary of lot 742 is limited to 50% of the total length of the lot boundary and must remain within the required front and rear setbacks.
Local Planning Scheme No.3 – Local Planning Policy History:

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