

3.14 TALIA GARDENS DESIGN GUIDELINES

INTRODUCTION

Development and building guidelines have been prescribed to assist in ensuring high minimum standards of residential development within the Estate. The guidelines are applicable to all of the housing lots (deposited plan 35120) within the estate and prescribe how discretion granted within the Residential Design Codes is to be applied to development.

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

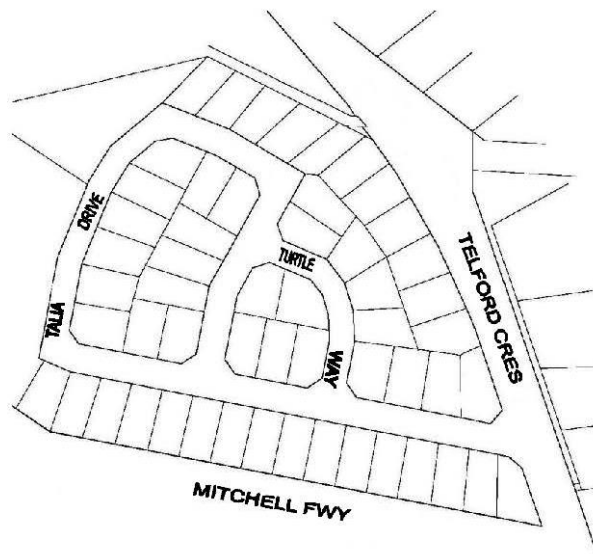


Figure 1 – Talia Design Guideline Area

Applications Subject of this Policy

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

DEVELOPMENT GUIDELINES

Built Form & Design

Residential Density

- The land shall be used solely for a single residential dwelling. The dwelling may be either single or double storey.

Building Height

Single Storey

- Ground floor to roof ridgeline shall be 6.5 metres; and
- Ground to the underside of roof eaves where cross exterior wall shall be 3.0 metres.

Two Storey

- Ground to roof ridge line shall be 9 metres; and
- Ground to the underside of roof eaves where cross exterior wall shall be 6.0 metres.

Setbacks

Front

- Average shall be 4.0m to ground floor and second storey;
- Minimum shall be not less than 3.0m; and
- A minimal visual truncation of 4.0m shall be provided.

Rear

- Minimum shall be 1.0m.

Secondary Street

- Minimum shall be 1.5m to both ground floor and upper storey.

Side

- Zero lot lines with a maximum length of 9.0m shall be permitted on the northern boundaries of Lots 31, 32 and 33, and the western boundary of Lot 39.

Garages/Carports

- Minimum to carports shall be 3.0m; and
- Minimum to garages shall be 4.5m; and

Site Coverage

Single storey

- Shall be 60%

Two Storey

- Shall be 50% where the upper floor area does not exceed 45% (excluding voids); and
- The ground floor area may be increased to 55%.

Roof Pitch

- Shall be a minimum 20 degrees.

Materials

Walls

- Shall be brick, stone, or concrete

Roofing

- Clay tiles, concrete tiles or colour bond metal roofing. (Note – Zinalume not permitted).

Streetscape Relationship

Orientation

- Lots 12 and 39 shall be orientated to front onto, and gain driveway access from Talia Drive.

Courtyard

- Courtyard of a minimum area of 36m² and a minimum dimension of 4.0 metres located behind the building setback is to be provided.

Fencing

Side and Rear

- Maximum height of 1.8metres, which shall be installed at completion of building construction and prior to occupancy of dwelling.
- Fences shall be constructed of brick, stone, concrete, timber or capped colour bond. No fibro cement fencing permitted.

Forward of Building Line

- Solid fencing shall have a maximum height of 0.75 metres.

Corner Blocks

- All street facing fencing shall be constructed of brick, stone and concrete blocks or similar materials to the dwelling.

OFFICE USE ONLY:

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

Action	Resolution Number	Effective Date
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