

3.15 THE WILLOWS 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

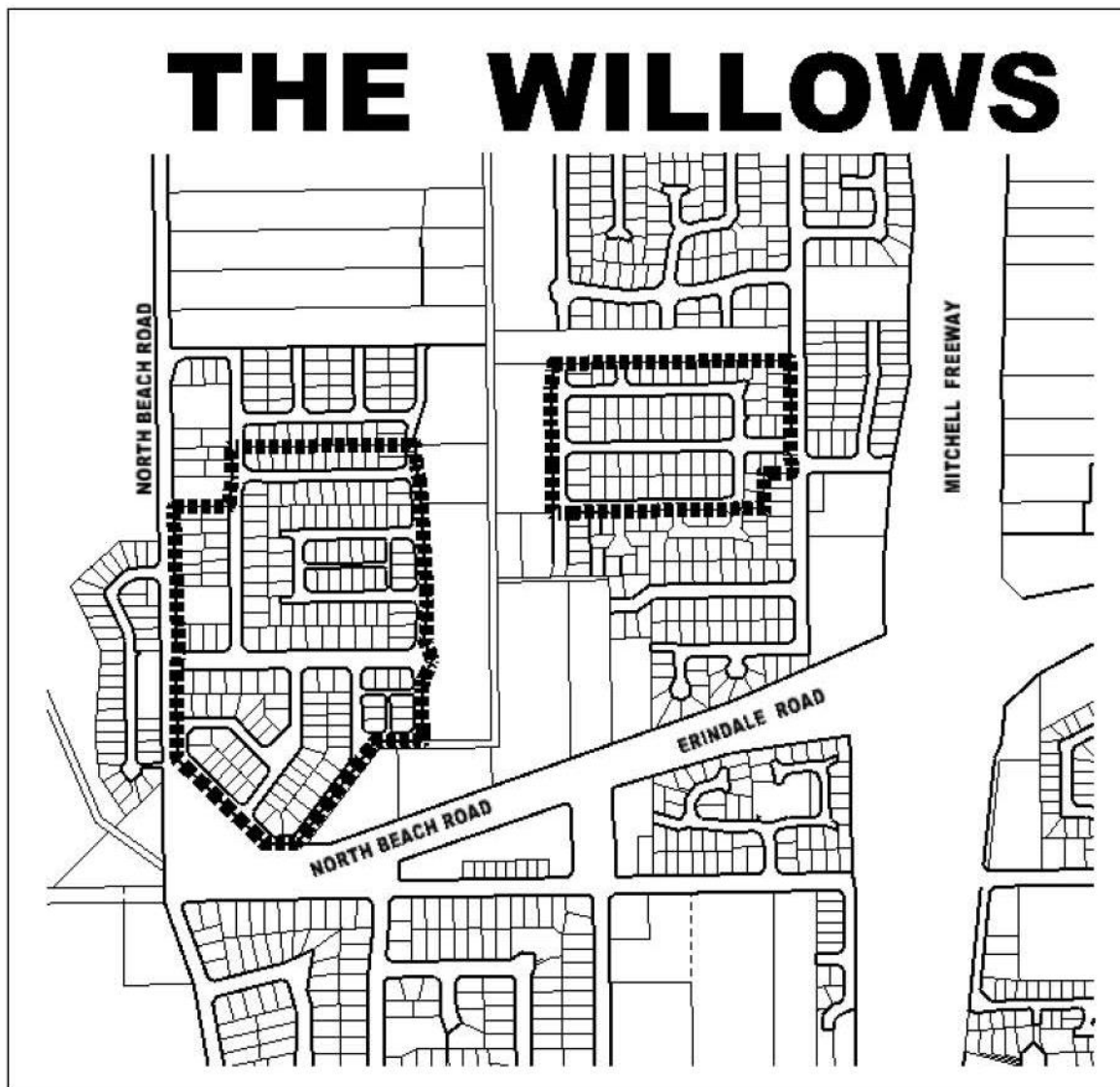


Figure 1 – The Willows Design Guideline Area

Applications Subject of this Policy

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

DEVELOPMENT GUIDELINES

Built Form & Design

Site Coverage

Lots Under 500m²

- Single storey dwellings shall be limited to 60% building site coverage; and
- Double storey dwellings shall be limited to 50% building site coverage.

Lots Over 500m²

- Dwellings shall be limited to 50% building site coverage.

Setbacks

All structures within 9 metres of the front boundary are taken into account when calculating the average setback including carports and garages.

Front

- Minimum shall be 3 metres with an average front setback of 4.5 metres from primary street frontage.

Corner Lots

- Minimum shall be 1.5 metres for non-habitable and habitable rooms to the secondary street frontage.

Garages and Carports

- Minimum shall be 4.5 metres from front boundary.

Roofing

- Roofs should generally be in traditional form with symmetrical roof planes and gables being the preferred form of detailing. Roofs should be pitched between 25 and 45 degrees where visible from streets and public open space with shallow pitches being acceptable for verandas and canopies, small areas of skillion and flat roofs or those hidden behind parapet walls; and
- All roof types are considered appropriate except for cliplock flat metal decking, white colorbond and Zinalume because of reflective problems.

Walls

- Exterior walls facing the street or other public areas must utilise either traditional clay brick, limestone blocks, rammed earth or rendered brickwork. Detailing in weatherboard, stone or steelwork is encouraged.

Streetscape Relationship

Private Open Space

- Have a minimum of 40m², a minimum dimension of 4m and must be located behind the front setback;
- Be directly accessible from a living area;
- Have a north aspect for winter solar penetration;
- Generally be a contiguous (connected) area; and
- Be at ground level, although a balcony or deck area may be permissible in some circumstances.

OFFICE USE ONLY:

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

Action	Resolution Number	Effective Date
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