

3.16 WILLOW HEIGHTS DESIGN GUIDELINES

(Lots 1, 2 & 504 (HN 505,507 & 491) North Beach Road

INTRODUCTION

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

Guideline Area



Figure 1 – Willow Heights 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

- Shall be 60% for single storey buildings; and
- Shall be 50% for double storey buildings.

Lots over 500m²

- Shall be 50%.

Setbacks

Front

- Average shall be 4.5m; and
- Minimum shall be 3 metres at ground floor level (4.5 metres and 3 metres minimum for all storeys).

Garages & Carports

- Minimum shall be 4.5m from the front boundary.

Streetscape Relationship

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.
- All roof types are considered appropriate except for cliplock flat metal decking 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.

OFFICE USE ONLY:

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

Action	Resolution Number	Effective Date
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