

3.17 STIRLING ON PRINCETON 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

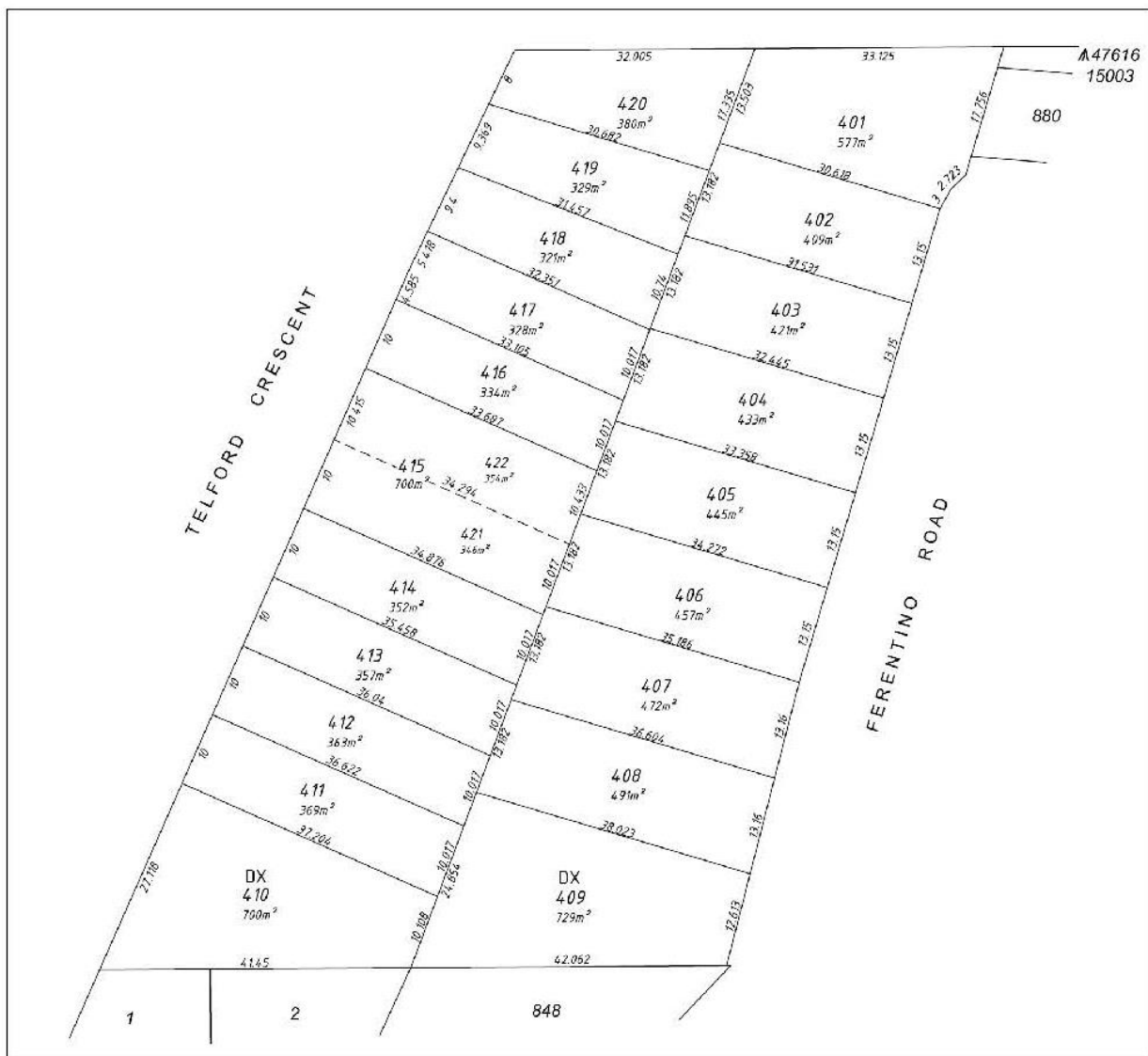


Figure 1 – Stirling on Princeton Design Guidelines

Applications Subject of this Policy

This Policy applies to all residential development within the above lots.

Development Guidelines

Built Form and Design

Setbacks

Front

- Minimum of 3 metres, averaging to 4.5 metres. Setback applies to the first and second floors;

Rear

- All 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 Karrynup Road, minimum of 1.0 metre.

Zero Lots Lines

- Zero lot lines will be considered in accordance with the provisions of the Residential Planning Codes and Council Policies, subject to a maximum height of 2.7 metres.

Carports

- Minimum setback 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 storey

- 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%.

Facades

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

Roofing

- Clay or concrete tiles, colour bond metal roofing or roofing that is treated to have a non-reflective surface is acceptable.

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 incorporated for a solid front fencing of 750 millimetres or higher;
- 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;

Location of Services

- 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.

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

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
Adopt	0713/031	8 July 2014

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