

### 3.18 STIRLING GREEN 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, Council Policies and the Residential Design Codes.

#### Guideline Area

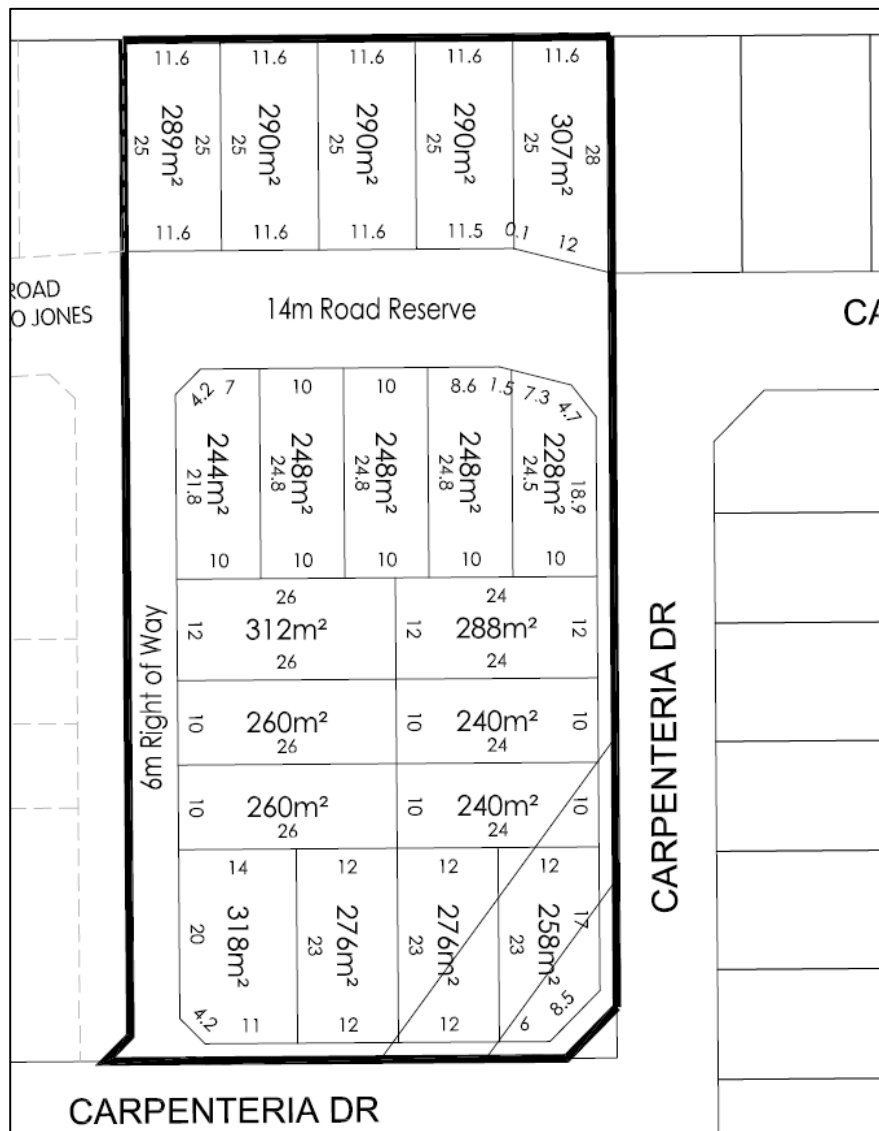


Figure 1 – Stirling Green Design Guidelines

#### 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 at ground floor level; Minimum of 3 metres, averaging to 6m at first floor level.

##### Rear

- Rear setback requirement shall be in accordance with the R-Codes with a minimum setback of 1m.

##### Garages & Carports

- 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 of dwellings, garages and carports must be predominantly constructed, unless otherwise approved, with concrete, clay bricks, limestone or materials of similar appearance 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.

#### **Access and Parking**

##### **Driveways**

- Maximum width of crossover shall be 5.5 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 of 2 metres in height shall be built of materials to match the residence or of non-reflective materials.

**Washing Lines / Rubbish Bins**

- All washing lines and rubbish bins shall be screened from the street and public places.

**Amalgamations**

- Sites are not permitted to be amalgamated.

**Fencing**

- Fencing 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.

**OFFICE USE ONLY:**

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

<b>Action</b>	<b>Resolution Number</b>	<b>Effective Date</b>
Adopt	0615/069	25 August 2015

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