

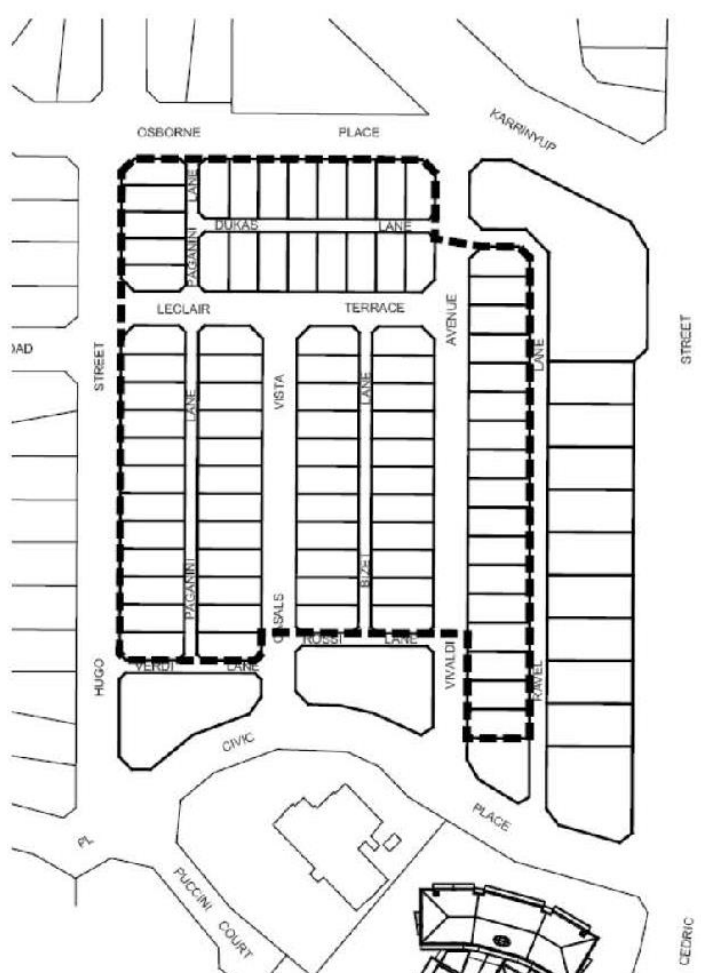
## 3.2 CIVIC PRECINCT RESIDENTIAL DESIGN GUIDELINES

### INTRODUCTION

Where the requirements of these Guidelines are inconsistent with the provisions of a specific policy, then the provisions of these Guidelines will prevail. Remaining development standards such as dwelling height, site levels, site cover, visual privacy, incidental fixtures, overshadowing, visual and building truncations and open space are outlined within the relevant policies of the City and the R-Codes.

The area the subject to these Guidelines is zoned Development and is illustrated in Figure 1.

### Guideline Area



**Figure 1 – Civic Precinct - Guideline Area**

### Applications Subject of these Guidelines

All applications within the guideline area are subject to these guidelines.

## **DEVELOPMENT GUIDELINES**

The following development guidelines constitute variations to the provisions of the R-Codes and other planning policies.

### **Built Form**

#### **Dwelling orientation**

- All developments shall address the street in a traditional manner with the primary entry to the dwellings and at least two (2) habitable room windows facing the street.

#### **Setbacks**

##### Front

- Minimum shall be 3.0m; and
- Average shall be 4.0m.

##### Rear

- To car parking structures shall be 1.0m; and
- To upper floors shall be 4.0m.

##### Side

- To north west ground floor shall be nil;
- To south east ground floor shall be 1.5m; and
- To south east upper floor shall be 2.0m or in accordance with the R-Codes whichever is the lesser.

##### Secondary Street

- Shall be 1.5m

**Note:** Buildings up to the Boundary

Building walls built up to the boundary should not compromise the amenity of the adjoining lot or the appearance of the streetscape and should comply with the following:

1. Be constructed of brick or masonry; and
2. Not intrude into the front setback area; and
3. Integrate with proposed (dividing) fences of the development; and
4. Walls not higher than 3.0 metres (with an average of 2.7 metres) and not exceed 50% of the balance of the boundary behind the front setback.

#### **Roofpitch**

- Roofs shall have a minimum pitch of 25° for a minimum of 50% of the roof area.

### **Streetscape Relationship**

#### **Fencing**

##### Front Setback Area

- Fencing along the front boundary and both side boundaries up to the primary building line of the dwelling shall be a maximum height of 750mm from Natural Ground Level (NGL) and may be constructed with open (visually permeable), or, solid (visually impermeable) section/s up to this maximum height.

Secondary Street, Internal or Dividing Fences

- Solid or visually impermeable fences to a maximum height of 1.8m from NGL are permitted to be constructed on side boundaries and secondary street frontages between the rear boundary of the property and the primary building line of the dwelling.

Rear

- Maximum height shall be 1.8m from NGL with solid or visually impermeable sections to this height

Corner Visual Truncations

- All properties on the corner of two laneways shall provide a 3.0m x 3.0m corner truncation; and
- All properties on the corner of a laneway and the street shall provide a 2.0m x 2.0m corner truncation.

**Note:** Landowners will be required to affix balustrades (in accordance with the requirements of the Building Code of Australia) to any retaining walls in excess of 1.0m in height. This is to provide for user safety.

**Access & Parking**

**Number of Car Parking Bays**

- A minimum of two (2) car parking bays shall be provided on each lot.

**Car Parking Location**

- Parking structures shall be located at the rear of the lot and shall not be visible from the primary street.

**Vehicle Access**

- Shall be provided solely from the rear laneway.

**OFFICE USE ONLY:**

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

Action	Resolution Number	Effective Date
Modified	0814/041	2 Sep 2014

INTENTIONALLY  
BLANK