3.4A ECU DESIGN GUIDELINES – STAGE 1 & 2

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

Objectives
- To promote contemporary forms of urban residential development that enhance the character of the surrounding area;
- To promote sustainable residential development that is energy efficient and sensitive to the need for water conservation and other community values;
- To ensure residential design enhances passive surveillance opportunities; and
- To minimise the potential for adverse impact of development on neighbours by applying appropriate design criteria and specific impact mitigation requirements.

Guideline Area
All development within the Guideline Area shall be subject to these guidelines, refer Figure 1.

![Diagram of ECU Design Guideline Area]

* Land Mark Sites

Figure 1 – ECU Design Guideline Area
DESIGN GUIDELINES

Built Form

Building Heights

2 Storey
- As per the City’s Height Policy, for 2 storey development except that all maximum permissible heights shall be increased by 0.5m; and
- Top of landmark element roof (3m x 3m max plan) shall be 11.5m

R80 3 Storey
- As per the City’s height policy, for 3 storey development except that all maximum permissible heights shall be increased by 0.5m;
- Top of landmark element roof (4m x 4m max plan) shall be 14.5m; and
- At zero lot lines for all lots the maximum height for walls constructed up to the boundary shall be 3.3m with a maximum wall length to be as permitted in the R-Codes.

Roofing

Conventional pitched roofs (where installed);
- Minimum pitch shall be 27½°; and
- Maximum pitch shall be 42°

Walls

Composite of construction materials
- Dominant material i.e. rendered or face brick; and
- Secondary complementary materials i.e. contrasting render/colour, weatherboards, corrugated metal cladding etc.

Streetscape

Fencing

Front fencing
- Corrugated fibre cement, brushwood, timberlap or profiles sheet metal not permitted.

Secondary Street Fencing
- To be low or visually permeable for the first 20% of the secondary street boundary from the truncation;
• Balance of secondary street fencing permitted to be solid to 1.8m max height (piers 2.0m max height) predominantly in masonry with finish to be consistent with that of the dwelling;
• Corrugated fibre cement, brushwood, timberlap or profiled sheet metal not permitted.

Access & Parking
• For lots served by a laneway (including multi-housing lots 193 and 202) vehicular access shall be off the laneway. Vehicular access is not permitted off a primary or secondary street;
• For front loaded single dwellings where cars are parked parallel to the street and a permitted reduction in the garage front setback has been utilised, the garage street elevation shall be articulated through the use of a minimum of 1 major opening; and
• For front loaded single dwellings the garage shall always be located a minimum of 0.5m behind the dwelling street front alignment.

Other Considerations
Store
• Each single, grouped or multiple dwelling is to have a store with a minimum area of 4m², provided under the main roof and accessed from outside or within a garage area.

Outbuildings
• All dwellings shall have a store with a minimum area of 4m² provided under the main or garage roof and to be accessible from either outside the dwelling or within the garage area; and
• Any visible outbuildings shall be constructed of wall and roof materials to match the main dwelling.
SPECIFIC DESIGN GUIDELINES
R20 FRONT LOADED DWELLINGS - LOTS 18-21, 23-25, 229-238.

Setbacks: min
Front
- garage As per R Codes
- ground floor 4m ave (2m min)
- first floor 4m ave (2m min)
Side
Rear
Secondary Street
As per R Codes
As per R Codes
1.5m

Note. Where the garage is configured so that vehicles are parked parallel to the street alignment, the applicable front setback may be reduced to 2m provided the garage front elevation is articulated through the use of a minimum of 1 major opening.

Maximum Building Height
The maximum building height shall be 2 storeys as per the City's height policy except that all maximum permissible heights shall be increased by 0.5m.
- To top of roof of landmark element 11.5m

Minimum Open Space.
As per R Codes
Minimum Outdoor Living Area
As per R Codes

Legend
- Building Envelope
- Indicative Building Footprint
- Low or visually permeable front fencing

Policy Manual Section 3 - ECU Design Guidelines – Stages 1 & 2
City of Stirling Local Planning Scheme No. 3
R20 LANEWAY DWELLINGS - lots 206 - 216, 224 - 228.

**Setbacks**
- Front: min 4m, ave 5m, max (2m min)
- Secondary Street: 1.5m
- Side (zero lot line)
  - ground floor: nil
  - first floor: as per R Codes
- Side (non zero lot line): as per R Codes
- Laneway
  - garage: 0.5m, 1.5m
  - first floor over garage: nil
  - residence: 1.5m

**Maximum Building Height.**
The maximum building height shall be 2 storeys as per the City’s height policy except that all maximum permissible heights shall be increased by 0.5m.

**Minimum Open Space.**
As per R Codes.

**Minimum Outdoor Living Area.**
As per R Codes.
R30/R40 LANEWAY DWELLINGS

<table>
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<th>Setbacks</th>
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<tr>
<td>Front</td>
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<tr>
<td>Secondary Street</td>
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<td>Side (zero lot line)</td>
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</tr>
<tr>
<td>Side (non zero lot line)</td>
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Maximum Building Height:
The maximum building height shall be 2 storeys as per the City’s height policy except that all maximum permissible heights shall be increased by 0.5m.
- To top of roof of landmark element: 11.5m

Minimum Open Space:
R30: 40% of the site area.
R40: 40% of the site area.

Minimum Outdoor Living Area:
R30: 30m²
R40: 25m²
R30 GROUPED DWELLINGS - LOT 22

STREET OUTLOOK
Development fronting the primary street shall address the street with articulated elevations featuring major openings for the eastern half of the lot frontage up to line of the laneway on the opposite side of the street. Development addressing the western half of the street frontage may be considered as addressing a secondary street.

Development fronting Empire Avenue and Cromarty Road shall address the street with articulated elevations featuring major openings as for a primary street elevation. Development which "turns its back" on the street thorough the use of blank "rear" facades and minor openings is not permitted. Each dwelling fronting Empire Avenue and Cromarty Road shall have a clearly visible street front entry.

Setbacks
Primary Street.
- Eastern Half. 3m ave (2m min)
- Western Half. 1.5m min

Empire Avenue. 1.5 min
Cromarty Road. 3m ave (2m min)
Side Boundary. as per R Codes

Maximum Building Height
The maximum building height shall be 2 storeys as follows:
- As per the City’s height policy except that all maximum permissible heights shall be increased by 0.5m.
- To top of roof of landmark element. 11.5m

Minimum Open Space
40% of site area.

Minimum Outdoor Living Area
30m²

Vehicular Access
- Vehicular access is required to be via the primary street.
- Vehicular access is not permitted off Empire Avenue or Cromarty Road

Legend
- Building Envelope
- Indicative Building Footprint
- Low or visually permeable front fencing
- Uniform fencing provided by Developer
- Landmark element
R40 GROUPED DWELLING - LOT 26

LOT 26

Setbacks
- Street: Generally as per R Codes
- Street: 1.5m (2.0m ave.)
- (For 4 dwellings with P.O.S. frontage as illustrated)
- Adjoining properties: As per R Codes
- Public open space: 1.5m

Minimum Outdoor Living Area
- 25m²

Parking
- Vehicular access is not permitted to be located adjacent to the P.O.S. boundary.

Maximum Building Height
- The maximum building height shall be 2 storeys as per the City’s height policy except that all maximum permissible heights shall be increased by 0.5m.

Minimum Open Space
- 40% of site area

Legend
- Building Envelope
- Indicative Building Footprint
- Low or visually permeable front fencing
- Uniform fencing provided by Developer
- Alternative development scenario: 4 dwellings with P.O.S. frontage
R40 GROUPED DWELLINGS: LOT 202

LOT 202

Setbacks
Primary Street. as per R Codes
Secondary Street. as per R Codes
Lot 201. nil
Lot 203. nil

Maximum Building Height
The maximum building height shall be 2 storeys as per the
City’s height policy except that all maximum permissible
heights shall be increased by 0.5m.

Minimum Open Space
- 40% of site area

Minimum Outdoor Living Area
25m²

Parking
- Vehicular access is required to be via the laneway.
- Vehicular access is not permitted via the primary
  or secondary street.
R80 MULTIPLE DWELLING - LOT 192
R80 MULTIPLE DWELLING - LOT 192

<table>
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<tr>
<td>Primary street</td>
<td>3.0m ave (1.5m)</td>
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<td>Public Open Space</td>
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Maximum Building Height
- The maximum building height shall be 3 storeys as follows (the preference is for 2 storey where possible):
  - As per the City's height policy, all buildings shall be increased by 0.5m.
  - To top of roof of landmark element - 14.5m

Minimum Open Space
- 40% of site area
- Minimum Balcony area
- 12m²

Communal Open Space
- Nil required

Vehicular Access
- Parking at grade or within a basement or semi-basement
- For semi-basement parking the max ground floor level is 1m above natural ground level.
- Primary vehicular access is required to be via the pedestrian street facing the future Stephenson Highway. Veris

Legend
- Building Envelope
- Indicative building footprint
- Low or visually permeable front fencing
- Landmark element

INDICATIVE PLAN
Not to scale
R80 MULTIPLE DWELLINGS: LOT 193

VARIATIONS
Variations to this Policy will be assessed against the objectives of this Policy.

OFFICE USE ONLY:
Local Planning Scheme No.3 – Local Planning Policy History:

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