

3.4C ECU DESIGN GUIDELINES STAGE 5

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.



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;
- Top of landmark element roof (3m x 3m max plan) shall be 11.5m; and
- At nominated Zero Lot Lines for R30 and R40 lots the maximum height for walls constructed up to the boundary is 3.3m with the maximum wall length to be as permitted by the R-Codes.

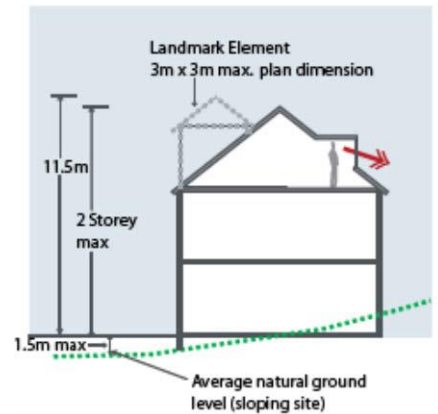


Figure 2
2 storey building height

R60 Multiple Dwelling sites

- As per the City's height policy, for 3 storey development except that all maximum permissible heights shall be increased by 0.5m, with a fourth habitable storey permitted within the roof space;
- The preference where possible is for 2 storey development within 3 storey landmark corner elements;
- Top of landmark element roof (4m x 4m max plan) shall be 14.5m; and
- At nominated Zero Lot Lines are nominated for both side boundaries. The extent of the 2 storey Zero Lot Line walls is not limited in length apart from the requirement to satisfy Open Space and Outdoor Living Area requirements. The intent here is for the development of urban style townhouse type dwellings which take advantage of the park outlook across the street.

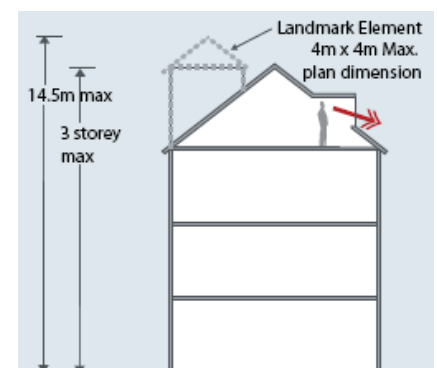


Figure 3
3 storey building height

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, 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 garaged parallel to the street, the minimum garage front setback may be reduced to 2m provided the elevation is articulated with 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

- All dwellings shall have a store with a minimum area of 4m², provided under the main roof and accessed from outside or within the garage area.

Outbuildings

- Any visible outbuildings shall be constructed of wall and roof materials to match the main dwelling.

SPECIFIC DESIGN GUIDELINES

R20 Front Loaded Dwellings

R20 LOTS 54-67.

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

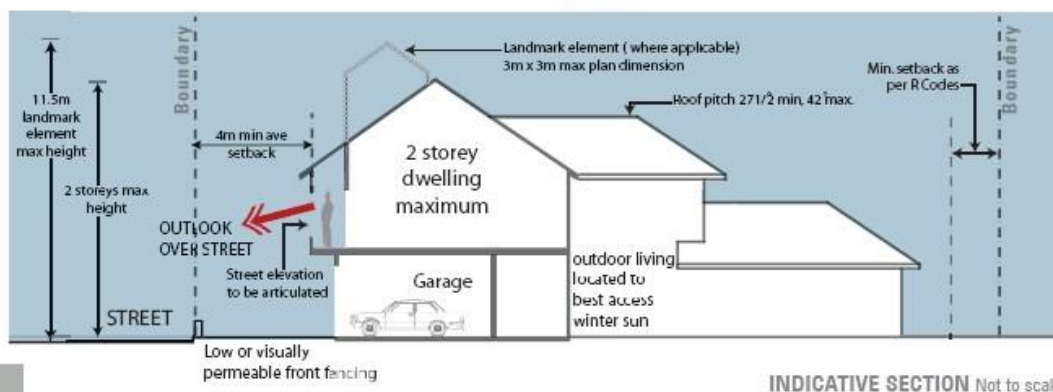
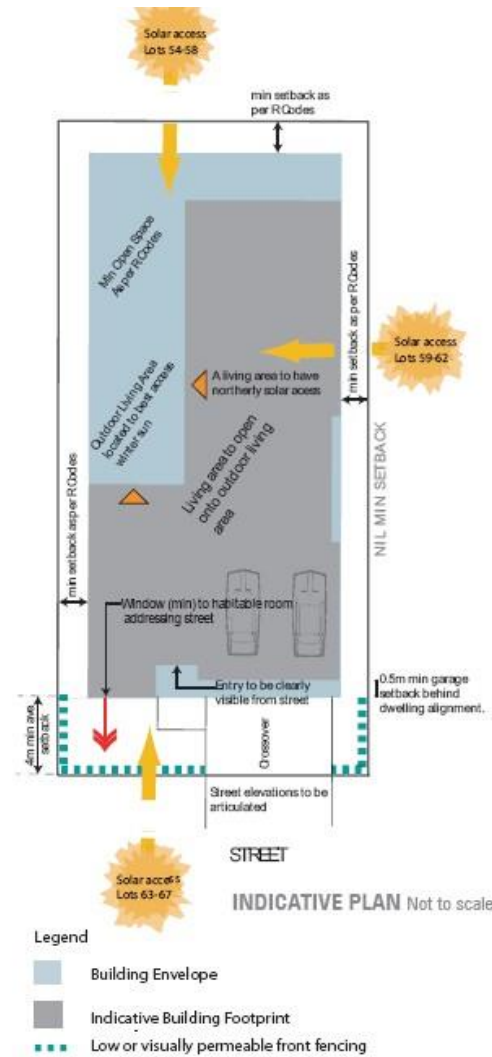
Maximum Building Height
The maximum building height shall be 2 storeys as per the City's height policy except that all maximum permissible heights shall be increased by 0.5m.

- To top of roof of landmark element	11.5m
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Minimum Open Space.
As per R Codes

Minimum Outdoor Living Area
As per R Codes

Overshadowing
Shall not exceed 30% of the adjoining lot area.



R30/R40 Laneway Dwellings

R30 LOTS 49-53, 75-79, 83-88, 91-108.

R40 LOTS 109-115.

Setbacks	min	max
Front	as per R-Codes	5m
Secondary Street	as per R-Codes	n/a
Side (zero lot line)		
- ground floor	nil	n/a
- first floor	as per R-Codes	n/a
Side (non zero lot line)	as per R-Codes	
Laneway		
- garage	0.5m	1.5m
- ground floor	1.5m	n/a
- first floor	nil	n/a

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.

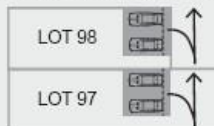
Minimum Outdoor Living Area.

R30: 30m²
R40: 25m²

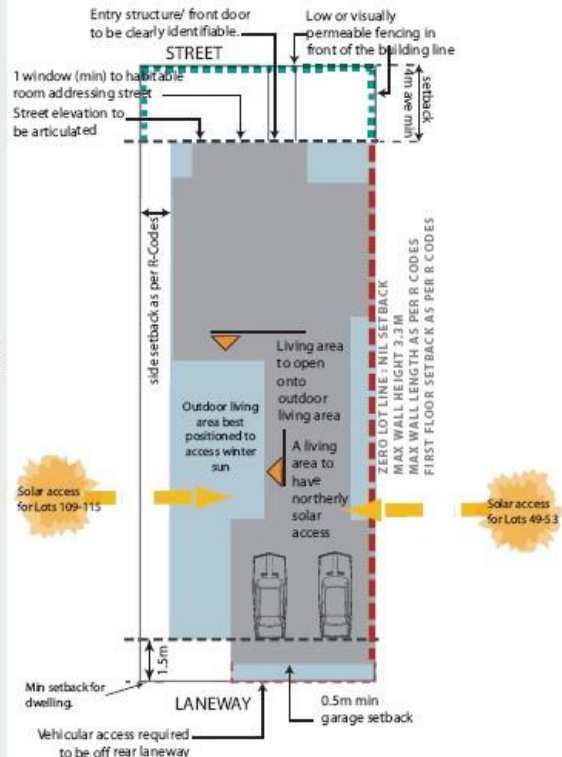
Overshadowing

Shall not exceed 40% of the adjoining lot area.

Lot 97, 98 Garage Location



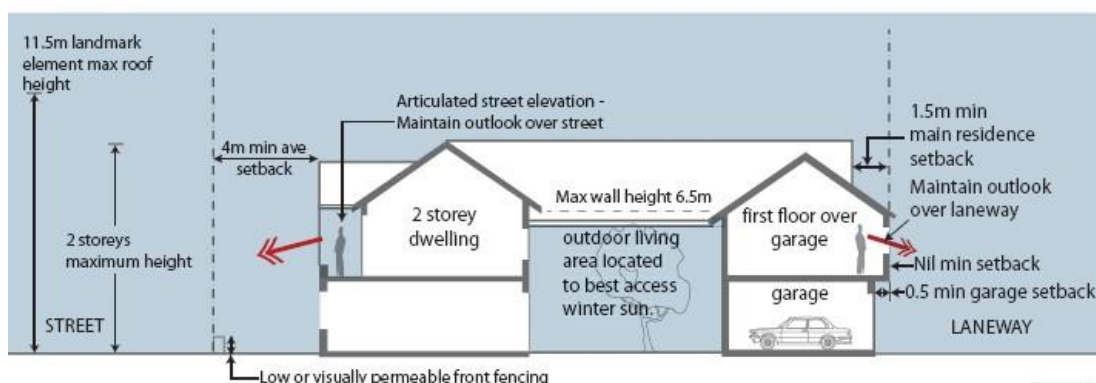
Garage shall be located so as to provide sufficient reversing area to enable vehicles to exit the laneway in a forward gear.



Legend

- Building Envelope
- Indicative Building Footprint
- Low or visually permeable front fencing
- Nominated zero lot line

INDICATIVE PLAN Not to scale



INDICATIVE SECTION Not to scale

R60 Laneway Dwellings

5.3 R60 LANEWAY DWELLINGS

R60 LOTS 116-124.

Setbacks	min	max
Front	3m ave	5m
Secondary Street	1.0m	n/a
Side (2 Storey zero lot line)	nil	n/a

Laneway

Garage	0.5m	1.5m
Ground Floor Residence	1.5m	n/a
First Floor	nil	n/a

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.

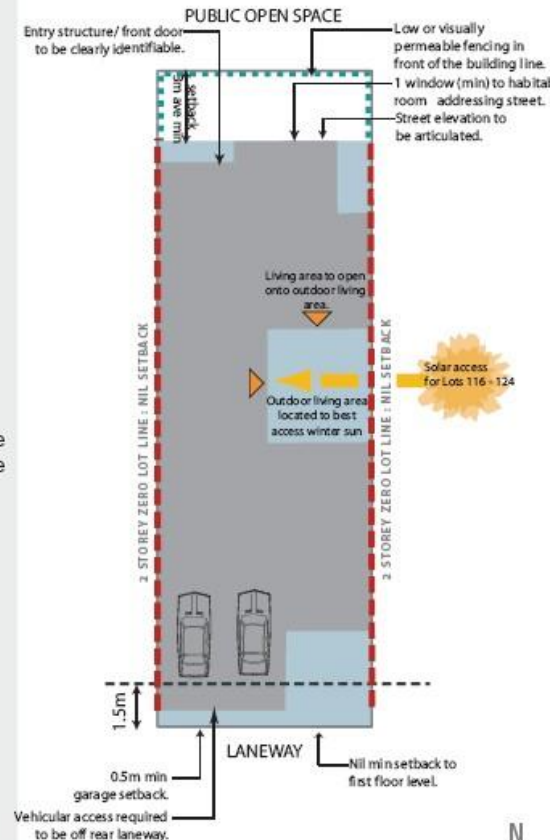
40% of the site area.

Minimum Outdoor Living Area

As per R Codes.

Overshadowing

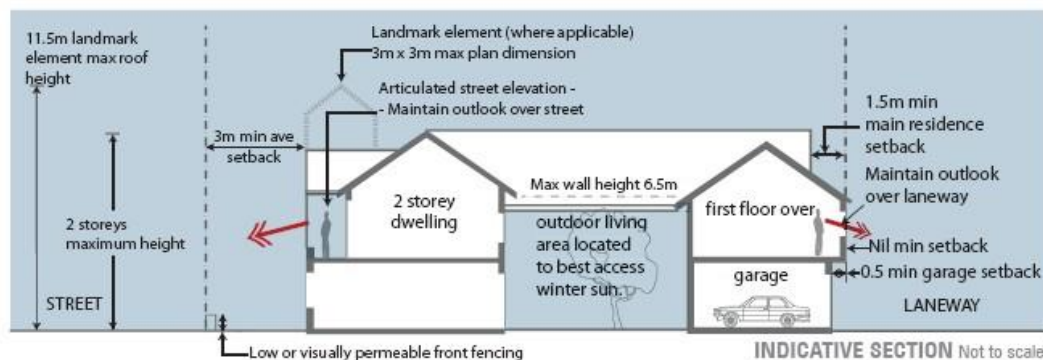
The R Code requirements shall not apply.



INDICATIVE PLAN Not to scale

Legend

- Building Envelope
- Indicative Building Footprint
- Low or visually permeable front fencing
- Nominated zero lot line



INDICATIVE SECTION Not to scale

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:

Action	Resolution Number	Effective Date
Adopted	0211/010	12 Apr 2011