3.4D   ECU DESIGN GUIDELINES STAGE 5B

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 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.

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.
• Garages for lots 6/7 shall be located as illustrated in section 5.2.
• Garage for lot 36 shall be located as illustrated in section 5.1.

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 Laneway Dwellings

5.1. R20 LANEWAY DWELLINGS

<table>
<thead>
<tr>
<th>R20 LOTS 27 - 36.</th>
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</thead>
<tbody>
<tr>
<td>Setbacks</td>
</tr>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Secondary Street</td>
</tr>
<tr>
<td>Slide (zero lot line)</td>
</tr>
<tr>
<td>- ground floor</td>
</tr>
<tr>
<td>- first floor</td>
</tr>
<tr>
<td>Slide (non zero lot line)</td>
</tr>
<tr>
<td>Laneway</td>
</tr>
<tr>
<td>- garage</td>
</tr>
<tr>
<td>- first floor over garage nil</td>
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<td>- residence</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.

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.

Note: For lots fronting Clemonty Road where a front boundary deviates in order to retain an existing tree(s) within the verge, which would otherwise have been located within a lot the minimum front setback for that lot shall be 4m ave (2m min) from the front boundary alignment of the balance of lots as if no deviation has occurred.

Lot 36 Garage Location
Garage shall be located so as to provide sufficient roving area to enable vehicles to exit in a forward gear.

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

INDICATIVE PLAN Not to scale

INDICATIVE SECTION Not to scale
R30 Laneway Dwellings

5.2 R30 LANEWAY DWELLINGS

<table>
<thead>
<tr>
<th>Setbacks</th>
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<th>max</th>
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<tbody>
<tr>
<td>Front</td>
<td>as per R-Codes</td>
<td>5m</td>
</tr>
<tr>
<td>Secondary Street</td>
<td>as per R-Codes</td>
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</tr>
<tr>
<td>Side (zero lot line)</td>
<td>as per R-Codes</td>
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</tr>
<tr>
<td>- ground floor</td>
<td>0.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td>- first floor</td>
<td>1.5m</td>
<td>n/a</td>
</tr>
<tr>
<td>Side (non zero lot line)</td>
<td>as per R-Codes</td>
<td>n/a</td>
</tr>
</tbody>
</table>

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.

Minimum Outdoor Living Area.
R30: 30m²

Overshadowing
Shall not exceed 40% of the adjoining lot area.

Lot 6/7 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

Articulated street elevation - Maintain outlook over street

Max wall height 6.5m

Low or visually permeable front fencing

INDICATIVE SECTION Not to scale
R60 Grouped Dwellings

5.3. R60 GROUPED DWELLINGS

LOT 37

<table>
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<tr>
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<td>Laneeway</td>
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<td>- ground floor (no openings)</td>
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<tr>
<td>- first floor</td>
<td>nil</td>
<td>n/a</td>
</tr>
<tr>
<td>P.O.S.</td>
<td>1.5m ave</td>
<td>(1m min)</td>
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</table>

Minimum Outdoor Living Area
- 90m² (as per R Codes)
- For dwellings at Needlewood Rd the outdoor living area may project into the front setback.

Parking
- Vehicular access to rear lots may be by a common internal driveway or alternatively off the rearside laneways.
- Vehicular access is not permitted to be located adjacent to the P.O.S. boundary.

Pedestrian Access
- Pedestrian access to rear dwellings shall be through the lot.
- The minimum width for a common pedestrian access shall be 2.5m.

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
- 49% of site area

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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<td>12 Jul 2011</td>
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