

3.7 MONTCLAIR 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 and the Residential Design Codes, and all other City of Stirling policy and building requirements.

Guideline Area

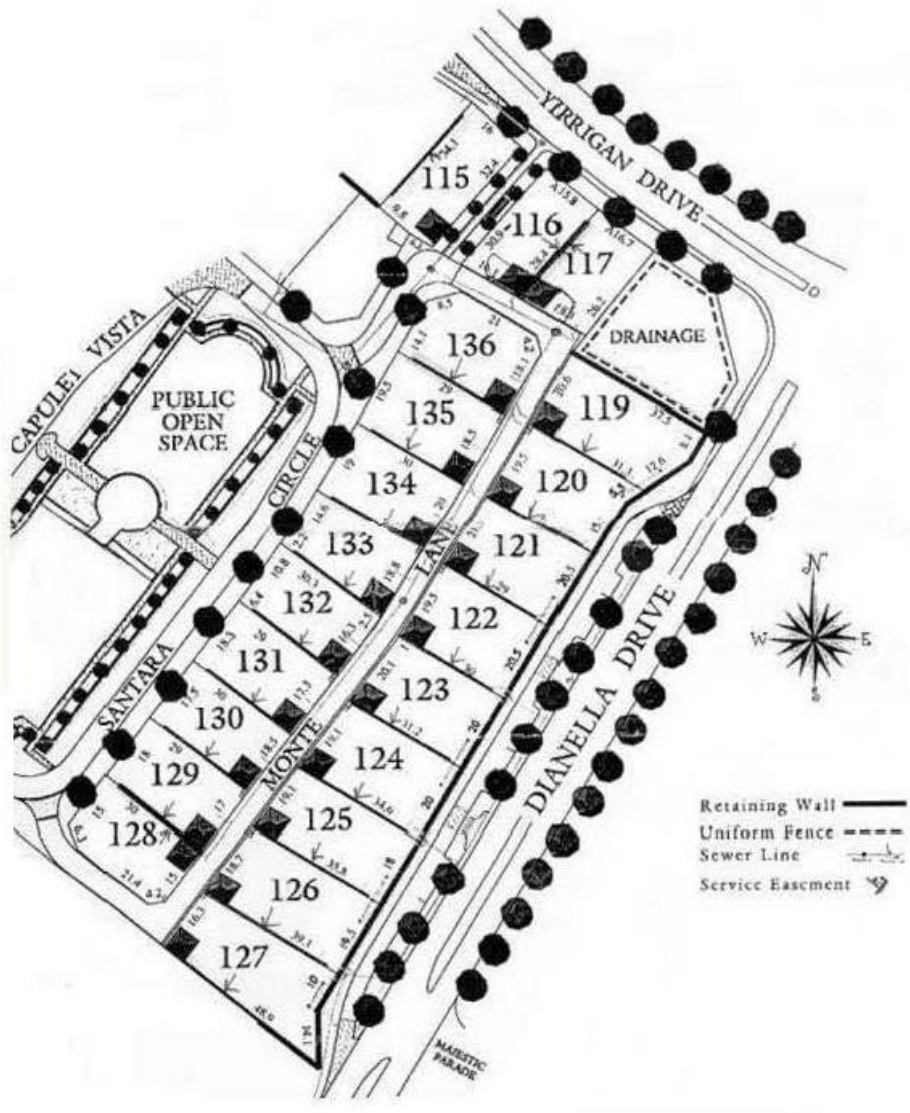


Figure 1 – Montclair Design Guideline Area

Applications Subject of this Policy

This Policy applies to all residential development within the guideline area.

DEVELOPMENT GUIDELINES

Built Form & Design

Site Coverage

- All lots greater than 500m² are limited to 50% building site coverage; and
- All lots less than 500m² are limited to 60% building site coverage for single storey dwellings and 50% for double storey dwellings.

Setbacks

Lots 115 – 136

- Front shall be minimum 3m, average 4.5m;
- Rear shall be minimum 1m to Garage/Carport, otherwise as per R-Codes; and
- Corner Lots shall be minimum 1.5m to the second street frontage.

Fencing

Lots 115 – 136

- Fencing to the front boundary (primary street frontage including any corner truncation) should be of masonry construction. It also must not be higher than 1.2m of which the upper 0.6m (50%) must be visually permeable (i.e. through the use of wrought iron or picket sections).

Lots 115, 116, 128, 138, 175 and 176

- Fencing to the side boundary (facing public roads/access way) is to be of masonry construction with not less than 40% of the boundary length being visually permeable.

Building Articulation

Lots 115, 116, 128, 138, 175 and 176

- Building on these lots is required to articulate to public space and public road frontage to ensure adequate surveillance and aspect to these areas.

Streetscape Relationship

Zero Lot Lines

Lot 115

- Zero lot line development shall be located in accordance with **Figure 1**;
- Zero lot line development at ground floor level may only occur on the east side of the lot for the depth of 7m from the rear setback;
- Development to ground floor on zero lot line to west boundary allows for 40% of boundary length to be constructed upon; and
- Upper storey setbacks are to be in accordance with the R-Codes.

Lots 116-136

- Zero lot line development shall be located in accordance with **Figure 1**;
- Development to ground floor zero lot line allows for 60% of boundary length to be constructed upon; and
- Upper storey setbacks are to be in accordance with the R-Codes.

Access and Parking

Crossovers

Lots 115 – 136

- Garages/carports to be located where indicated on **Figure 1**.

OFFICE USE ONLY:

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

Action	Resolution Number	Effective Date
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