

3.8 NORTHWOOD GROVE

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 urban character of the Mirrabooka Town Centre;
- To promote sustainable residential development that is energy efficient and sensitive to the need for water conservation;
- To ensure residential design enhances passive surveillance opportunities; and
- To minimise any adverse impact on adjoining 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.



* Land Mark Sites

Figure 1 – Northwood Grove Residential Design Guideline Area

DESIGN GUIDELINES

Built Form

Building Heights

Single Dwellings, R60 Multiple / Grouped Dwellings Lots 1 & 10

- The maximum building height shall be as per the Residential Building Height Policy for 2-storey development except that all maximum permissible heights shall be increased by 0.5m.

Single Dwellings Lots 25 – 34

- The maximum building height shall be as per the Residential Building Height Policy for 2-storey development except that all maximum permissible heights shall be increased by 1.0m to allow for a third habitable level permitted within the roof space.

R80 Multiple Dwelling Lots 11,12,13,14

- The maximum building height shall be as per the Residential Building Height Policy for 3-storey development except that all maximum permissible heights shall be increased by 0.5m to allow for a fourth habitable level permitted within the roof space.

Landmark Building Locations

Single Dwellings Lots 1 & 10

- Max Roof Height - 11.5m
- Max Plan Dimension - 4m x 4m

Multiple Dwellings Lots 11,12,13 & 14

- Max Roof Height - 14.5m
- Max Plan Dimension - 6m x 6m

Primary Street Setback

- Min – 2.0m
- Ave – 3.0m
- Max – 4.0m

R60 Multiple / Grouped Dwellings Lots 1 & 10

- Setback to balcony may be reduced to 1.0m

Side Setbacks

Single Dwellings & R60 Multiple / Grouped Lots 1-10 & 15-34

- Ground floor – nil
- First floor – nil up to 10.0m from front setback thereafter as per R-Codes.

R80 Multiple Dwelling Lots 11,12,13,14

- Nil

Laneway Setbacks

- 0.5m to Garages
- 1.5m to Buildings

Minimum Balcony Area - Lots 11,12,13 & 14

- 12m² - min depth 2.0m

Elevations

Primary Street

The front elevation of all buildings shall:

- Provide a minimum of 2 major openings to habitable rooms providing street outlook;
- The front entry to be easily identifiable by having a portico, canopy or the like; and
- A major step of 1m or more in the front elevation.

Secondary Street Elevations

The secondary street elevation of all buildings shall:

- Provide a minimum of 2 major openings to habitable rooms providing street outlook; and
- A major step of 1m or more in the elevation.

Roofing

- Minimum roof pitch shall be 27 ½° minimum;
- Maximum roof pitch shall be 42°;
- Pitches lower than 27 ½° may be applied to designs featuring skillion roofs or secondary roofs such as verandahs and awnings; and
- Flat roofs may be used in conjunction with pitched roofs or where hidden behind parapets or expressed as awnings.

Materials

Roof Colour

- Roof colours are preferred to be of neutral or low visual impact. Dark, black or overly bright colours may be more heat absorbent than lighter colours and are also considered to be inconsistent with the promoted streetscape character.

Walls

- The primary and secondary street elevations are to feature a primary wall finish such as face or rendered brickwork complemented by minor elements of alternative finishes such as contrasting colours, weatherboards, corrugated sheet metal etc.

Streetscape

Open Space

Single Dwellings Lots 2-9 & 15-34

- 40%

Lots 1 & 10

- 40% Grouped Dwellings
- 45% Multiple Dwellings

Lots 11,12,13 & 14

- 50%

Minimum Outdoor Living Area

- 25m² for Single Dwellings – 4.0m min dimension; and
- 20m² for Grouped Dwellings – 4.0m min dimensions.

Fencing

Front fencing

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

Secondary Street Fencing

- The first 20% of the fence shall have a maximum height of 1.2m. or be visually permeable to a height of 1.8m; and
- Corrugated fibre cement, brushwood, timberlap or profiles sheet metal shall not be permitted.

Fencing to Public Open Space

- Unless provided by the Developer, fencing abutting Public Open Space shall be to a standard visually permeable detail to be approved.

Laneway Fencing

- Maximum height of 1.8m; and
- Shall be masonry or proprietary brand Colorbond capped metal.

Access & Parking

Single Dwellings

- Vehicle access shall be off the rear laneway.

Grouped Dwellings / Multiple Dwellings

- Access to the site shall be off the rear laneway.

Other Considerations

Store

- Each single, grouped or multiple dwelling shall have a store with a minimum area of 4m², provided under the main roof and accessed from outside or within a garage area.

Outbuildings

- The materials of any outbuildings shall match the main dwelling.

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
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