

22.15 DWELLINGS IN THE GENERAL RESIDENTIAL ZONE, SCHEDULE 1

19/06/2014
C105

This policy applies to an application to construct or extend one dwelling on a lot less than 500 square metres and the construction and extension of two or more dwellings on a lot, a dwelling on common property and a residential building on land in the General Residential Zone, Schedule 1.

22.15-1 Policy Basis

23/07/2009
C74

This policy implements the objectives for the ‘Residential Areas Removed from Activity Centres and Main Roads’ identified in Clause 21.05 Residential which seek to ensure that residential development contributes to a preferred neighbourhood character and provides for an incremental level of change.

22.15-2 Objectives

23/07/2009
C74

The objectives of this policy are:

- To reinforce the existing garden character of the area by ensuring open space allows for the retention and planting of canopy trees.
- To ensure that the natural landscape and topography are identified as principal elements of neighbourhood character.
- To reinforce the open streetscape character by having no, or low fencing to allow views to the front gardens.
- To encourage a lesser intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types for the community.
- To ensure that new development is well articulated and that two storey elements are not unduly bulky or visually intrusive.
- To encourage roof styles that reflect those in the existing streetscape.
- To encourage spacing between dwellings to reinforce the pattern of development of the street.

22.15-3 Policy

23/07/2009
C74

It is policy to:

Siting

- Ensure that the rear setback is of a sufficient width to allow for the retention or planting of canopy trees and to allow for recreational opportunities.
- Minimise buildings on boundaries to create spacing between dwellings to reinforce the pattern of the street. If any adjoining property has no existing boundary walls, the total length of walls should be limited to that generally required for the provision of a garage.

Form

- Encourage upper levels to be stepped in from the ground floor to avoid sheer walls and achieve articulation and visual interest. Preferably, upper levels should not exceed 75% of the ground floor area (excluding verandahs and balconies).

- Promote building materials that reflect the prevailing materials of the surrounding residential area.
- Ensure porticos and other design features integrate with the overall design of the building and not include imposing design features such as double storey porticos.

Car Parking and Access

- Ensure garages are set back a greater distance than the front wall of the building.
- Design developments with a maximum of two vehicle crossovers. Where possible retain existing vehicle crossovers to minimise the removal of street tree(s). Driveways should be generally setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.
- Incorporate a landscape strip on either side of a driveway capable of supporting a variety of shrubs and small trees, with preferably a minimum width of 0.5 metres adjacent to the fence-line and a one metre width adjacent to the dwelling.

Landscaping

- Ensure the provision of pervious surfaces in the front and rear setbacks to enable the provision or retention of canopy trees.
- Require the private open space area and the front setback of dwellings to have a minimum of one canopy tree with a spreading crown, capable of growing to a height of 8.0m or more at maturity.

Fencing

- Ensure that the front fence is at least 50 per cent transparent.
- Encourage fences that adjoin public open spaces to be no higher than 1.8 metres and are at least 50 per cent transparent, where appropriate.

22.15-4

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References

Manningham Residential Character Guidelines (2012)