

	DESIGN CRITERIA HEADING	GUIDELINE CONTROLS	PRECINCT TYPE					* MARKER SITES
			TRADITIONAL PARKLANDS	PREBENSEN DRIVE	PARKSIDE	COTTAGE	TERRACED HOUSING	
1. DENSITY, HEIGHT, AND COVERAGE	Density	One house per site only	√	√		√		√
	Density	One house per site or duplex. If duplex, both houses having direct street frontage			√		√	
	Granny Flats / Supplementary Units	Not permitted	√	√	√	√	√	√
	Building Coverage	Max. % of site area	50%	50%	50%	40%	70%	50%
	Max. Building Height (Single Storey)	5m	√		√	√		√
	Max. Building Height (2 - Storey)	8m		√	√		√	√
	2-storey dwellings	2-storey required on designated sites (refer Covenants & Housing Typlogy Scheme Plan)		√	√		√	√
2. SITE ACCESS	Vehicle Crossings	One vehicle crossing per site	√	√	√	√	√	√
	Driveway Width	Max 5.0m (double) or 3.5m (single)	√	√	√	√	√	√
	Driveway Surface	Must be a permanent surface (Concrete; Concrete pavers or cobbles; Brick paving; Tar seal or larger unit pavers)	√	√	√	√	√	√
	Driveway Setback from Corner	Driveway must be positioned a minimum of 6m from street corner	√	√	√	√	√	√
	Rear garage access	Vehicle access to garages must be from rear accessway (not street)					√	
3. GARAGES & STREET INTERFACE	Building set-back (front yard)	Distance of house from road frontage boundary (minimum)	3m	3m	3m	5m	1.5m	3m
	Dual frontage	Any façade facing the street or public realm, such as a reserve, must be active	√	√	√	√	√	√
	Building frontage	Min 10% glazing, and to a habitable room facing the street	√	√	√	√	√	√
	Front Yard landscaping	Minimum 40% landscaping	√	√	√	√	√	√
	Front Door	Visible from street	√	√	√	√	√	√
	Garage door Set-back	Garage door must not visually dominate the street. Min. 5m from road frontage boundary, & 1m set back from façade	√	√	√	√		√
	Garage door width	Max. 45% of front façade of house (e.g. single facing street, double facing side boundary)	√	√	√	√	√	√
	Front fences	Permitted within 3m of road frontage boundary; max. height 1m solid; or max height 1.5m if 50% visually open.	√	√	√		√	√
	Front fences - cottage	No fence permitted within 5m of road frontage boundary				√		
	Side & rear fences	Max. height 1.83m, and no further forward than front façade of building.	√	√	√	√	√	√
	Utility Units	Should not be visible from the street (AC units, SW tanks, gas bottles etc)	√	√	√	√	√	√
	Trees	Include one tree of size PB95 (or 3m height) in front yard, or alternative landscaping to enhance amenity	√	√	√	√	√	√
4. ROOFS	Roof material	Non-reflective, avoid unpainted galvanized iron, unpainted zincalume etc.	√	√	√	√	√	√
	Roofline	Stepped profiles to provide visual interest	√	√	√	√	√	√
	Satellite Dishes / Solar Panels	Not visible from the street	√	√	√	√	√	√
5. FACADES	Corner lots & end houses	Design elements used on primary face to be incorporated onto secondary face					√	√
	Corner lots	Designed to be dual frontage using architectural detail, modulation, and design features					√	√
	No detached building allowed	No additional building / structures allowed					√	
	Detached buildings (garages, sheds etc)	Should complement appearance of main house	√	√	√	√		√
6. RESIDENTIAL SITE AMENITY	Building set-back (min. side and rear yard)	1.5m min. to boundary (unless connected across boundary, e.g. duplex, terraced)	√	√	√	√	√	√
	Height in relation to boundary	Max. height 3m + 45 degree angle, at the boundary	√	√	√	√	√	√
	Landscape area	Min. 30% of site area	√	√	√	√	√	√
	Privacy	Orientate dwelling or offset windows, to minimise effects on privacy (2-storey dwellings)		√	√		√	√
	Privacy (Culture of Consideration)	Outlook to be directed either within the site, over the street / reserve. Principal room 6m open space, other habitable room 3m)	√	√	√	√	√	√
	Outdoor Living space - area	Provide a minimum area of outdoor space; minimum dimension 3m	50m <sup>2</sup>	50m <sup>2</sup>	50m <sup>2</sup>	20m <sup>2</sup>	20m <sup>2</sup>	50m <sup>2</sup>
	Outdoor Living space - accessibility	Directly accessible from principal living areas, and free of buildings, parking space or manoeuvring areas	√	√	√	√	√	√
	Energy & Water Efficiency	Houses to be orientated & positioned to maximise solar gain and consider onsite low impact water solutions	√	√	√	√	√	√
	Waste facilities	Provide accessible locations, screened from public view.			√		√	
	Relocatable Structures	No relocatable structures or buildings permitted (whether new, used, or recycled)	√	√	√	√	√	√
	Temporary Dwellings	No temporary dwelling, caravan, trade vehicle or other equipment & materials permitted unless garaged / screened	√	√	√	√	√	√
Universally accessible	Entire dwelling universally accessible				√			