

DESIGN GUIDELINES - PENINSULA GOLF ESTATE, PENINSULA ROAD, MAYLANDS POLICY



Responsible Division	Planning and Development Services
Responsible Business Unit/s	Planning Services
Responsible Officer	Planning Manager
Affected Business Unit/s	Planning Services

PURPOSE:

To ensure that the development of nil setbacks with parapet walls within the Peninsula Golf Estate, Peninsula Road, Maylands is conducted in a consistent manner, having appropriate regard for the impact on adjoining properties and the building character of the area.

POLICY STATEMENT:

The Residential Design Guidelines (adopted by the City of Stirling) for the Peninsula Golf Estate, Peninsula Road will be applied as follows:

1. A copy of the Residential Design Guidelines is attached to this policy.
2. The City will administer only those guidelines for which the City has responsibility pursuant to planning legislation i.e. setbacks, front fencing, site cover and car parking. Provisions for landscaping, architectural style, building and roof material are outside of the City's residential policies and are the responsibility of the developer and Estate owners.

DEFINITIONS:

Nil

RELATED LEGISLATION:

Clause 2.6 of Town Planning Scheme No 24

RELATED DOCUMENTATION:

Peninsula Golf Estate Residential Design Guidelines

Relevant Delegations		
Risk Evaluation		
Council Adoption	Date	28 July 1998
Reviewed / Modified	Date	25 January 2005
Reviewed / Modified	Date	1 March 2016
Reviewed / Modified	Date	

PENINSULA GOLF ESTATE RESIDENTIAL DESIGN GUIDELINES

These Design Guidelines relate to future residential development within the Peninsula Golf Estate (formerly Lot 508 Peninsula Road, Maylands). The Guidelines are to assist owners in maximizing the use of their lots without causing unfair or unsightly impact on adjoining or nearby landowners, or the general streetscape.

The City of Stirling will use the Guidelines to regulate development proposals within the Estate. In doing so the City will have regard to the Development Guide Plan, the Residential Planning Codes and policies of Council, including the *Small Lot Subdivision Manual*.

The Design Guidelines and Development Guide Plan obviate the requirement to make application to the City for approval to construct a single dwelling on lots under 350 m² (refer clause 2.5.1 of the Residential Planning Codes).

Building Licence proposals are required to be accompanied by a completed Acknowledgment Form. The Form must be lodged with any plans for a dwelling within the estate as proof the Guidelines have been acknowledged.

Any variation to these Guidelines must be negotiated with the Planning Department of the City of Stirling.

Resubdivision/Amalgamation

No single residential lots will be permitted to be amalgamated for the purpose of increasing yield on a site.

Setbacks

Where setbacks have not been nominated on the Guide Plan they will be dealt with in accordance with the Residential Planning Codes and policies of Council.

Minimum front and rear setbacks illustrated on the Guide Plan have been reduced from standard requirements (i.e., the Residential Planning Codes) to provide sufficient lot area for each dwelling.

In considering Building Licence proposals, Council will be mindful of the effect reduced setbacks will have on streetscapes, physical relationships with adjoining structures and structures forward of the setback line. (e.g., carports, patio structures and fencing.)

Note For the purposes of these Guidelines, the southern boundary of each of the lots abutting Peninsula Road will be regarded as the front, and Peninsula Road will form the rear of each lot.

No vehicular crossovers shall be permitted onto Peninsula Road.

Zero Lot Line

On most lots it will be permitted to build a residence and/or carport hard up to one side boundary (zero lot line). Permitted zero lot line boundaries are nominated on the Guide Plan.

Any parapet wall on a zero lot line boundary should be limited to 3 m in height. Consent of adjoining affected residents is only required when an owner seeks a zero lot line on a lot boundary not nominated on the Guide Plan.

Fencing

Fencing will not be permitted forward of the front building line. Fencing to side boundaries shall be of a high standard and be similar to or complementary in form and style to the residence on the site. The exception being for lots with boundaries abutting Swan Bank Road, all fencing forward of the front building line shall be no higher than 700 mm.

Fencing between adjoining lots behind the front building line and all internal fencing shall be no higher than 1.8 m.

Fencing along the common boundaries of all lots abutting the POS is to be semi-open in style generally in conformity with that shown overleaf, i.e. semi open brick walls.

Semi-open fencing with pedestrian gates shall be provided along the rear boundaries of all lots abutting Peninsula Road. This fencing shall generally be in conformity with the style and form shown overleaf, i.e. in character with the brick kiln site.

Courtyards/ Open Space

A private courtyard space of 40 m² must be provided with a minimum dimension of 4 m. This space should be accessible directly from indoor living areas and should generally be provided for in the rear yard space.

To maximize solar access, north-facing courtyards are preferred.

A minimum of 50% of each site is to be set aside for open space in accordance with the Residential Planning Codes.

Crossovers/ Driveways

Crossovers and driveways shall be constructed of a uniform material and should complement the residence on the site.

The location of the car storage area for each house shall generally determine the location of the crossover and driveway. Shared crossovers between adjoining properties are preferred to reduce the total number of crossovers required.

No vehicular crossovers shall be permitted onto Peninsula Road.

Carports/Carparking

A minimum of two carparking spaces is required for each dwelling, at least one of which must be capable of being covered. Tandem or double parking is permitted.

Carports of an open style design may be setback a minimum of 2.0 metres from the front property boundary. Enclosed garages are to be setback an average of 4.0 metres from front boundaries.

Carports and garages must be built from materials compatible with the dwelling on the site.

Lots Abutting Peninsula Road

Semi-open fencing with pedestrian gates shall be provided along the rear boundaries of all the proposed lots abutting Peninsula Road, generally in conformity with the style and form shown overleaf. Invitation letterboxes shall be incorporated into the fencing. Dwellings will be required to have feature doorways on the Peninsula Road frontage, having a direct visual relationship with the gate in the rear fence.

Storerooms

A 4m² store should be incorporated in the design for storage purposes.

Access to the store should be provided externally or from the garage. Storerooms should be consistent with the main dwelling in respect of design, appearance, external colours and materials.

Clothes Lines

Clothes lines should be screened from public view. Retractable clothes lines may be less space consuming.

Letter Boxes and Garden Lights

Letter boxes and garden lights should be of a consistent design and materials that match the type and colour of materials used on the main dwelling.

Rubbish

All rubbish bins must be screened or concealed from view so as not to be visible from any street to which the lot fronts.

Variation to the Residential Design Guidelines and Development Guide Plan.

Any requests for variations to these Guidelines or the Development Guide Plan must be negotiated with the Planning Department of the City of Stirling. Applications for variation will be considered by Council based on the merits of the proposal.

ACKNOWLEDGMENT OF GUIDELINES FOR DEVELOPMENT AT PENINSULA GOLF ESTATE

I/We.....(owner/applicant) of Lot PENINSULA

GOLF ESTATE acknowledge that I/We.....have applied

the Residential Design Guidelines in the proposed development attached with this form

(Tick or cross whichever is applicable).

Yes, I require variations to the Guidelines (see below)

OR

No, I do not require variations to the Guidelines

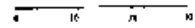
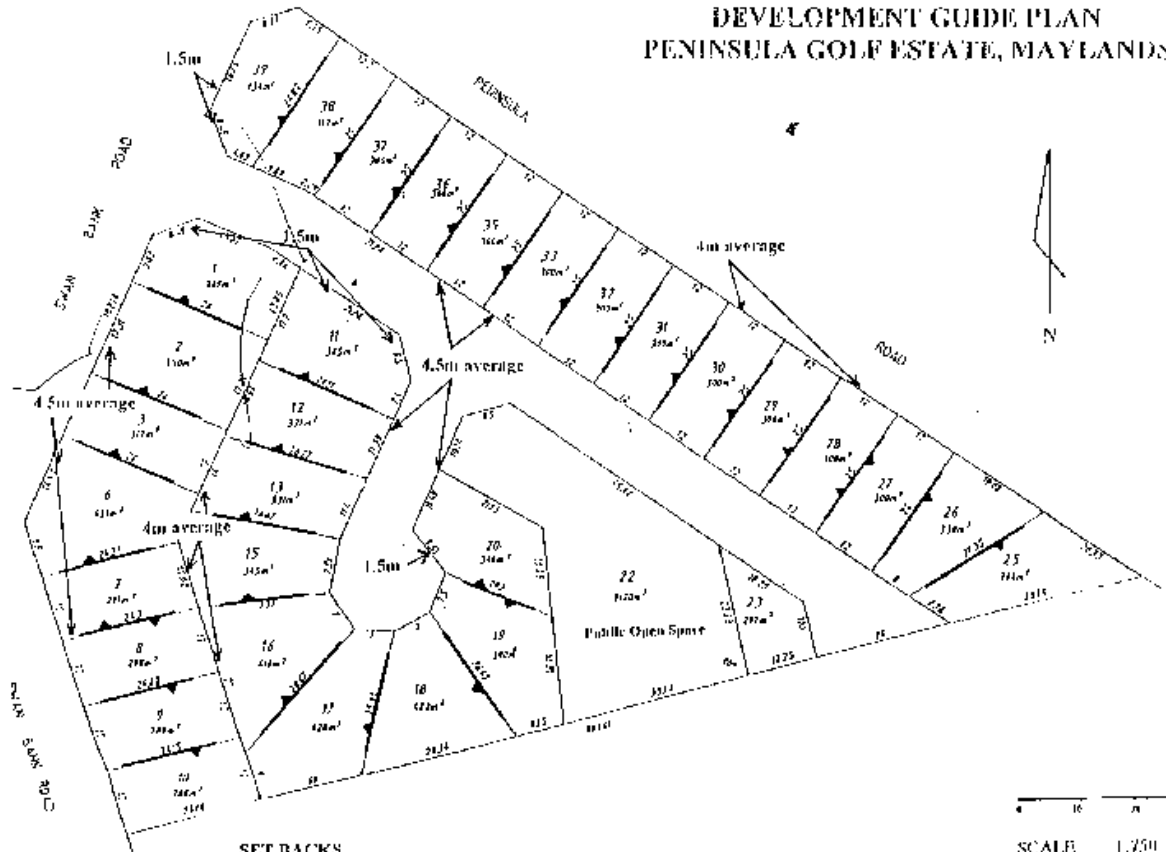
I require the following variations to the Guidelines as indicated below and supported by plans and explanation attached.

Areas requiring variation:

SETBACKS / CROSSOVERS / COURTYARDS

OTHER SPECIFY

DEVELOPMENT GUIDE PLAN PENINSULA GOLF ESTATE, MAYLANDS



SCALE 1:250

DATE October 1999


SET BACKS

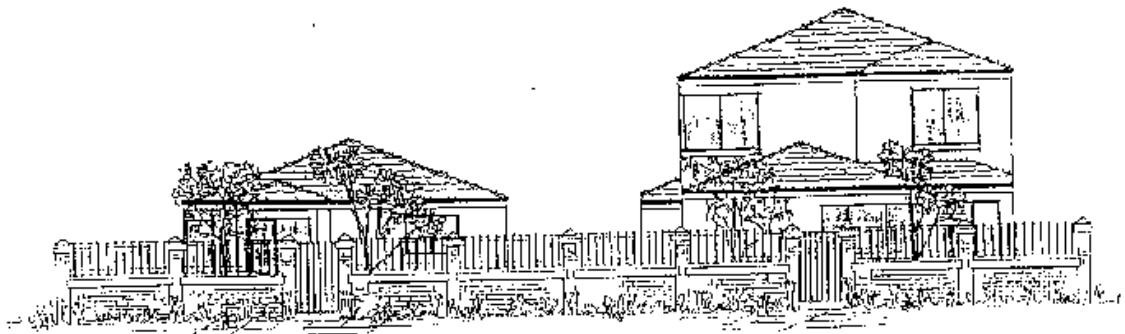
FRONT: Average 4.5 m with minimum 3.0 m for dwellings. Open garages however may have a minimum setback of 2 m so long as a 4.5 m average is maintained.

SECONDARY STREET: Minimum 1.5 m.

REAR: Average 4 m with minimum of 2.5 m. (Note - sufficient area for a 60 m² courtyard with a minimum dimension of 4 m must be provided).

SECOND STOREY FRONT SETBACK: Minimum 1.5 m. Average 6 m.

POTENTIAL ZERO COFFERLINE BOUNDARY 



Indicative Fencing Style for lots abutting P.O.S and Peninsula Road


TUZZO AND ASSOCIATES
 100 WILSON ROAD, SUITE 101, WILSON, ONTARIO, CANADA