

Attachment 1

Reid Housing Precinct

To conserve and maintain the heritage values of the Reid Housing Precinct the mandated requirements under the *Heritage Act 2004* include the following:

1.0 CONSERVATION OF THE 'GARDEN CITY' SUBDIVISION AND URBAN INFRASTRUCTURE

1.1 Road and subdivision Patterns

1.1a Blocks shall retain the visual characteristics of the original development when viewed from the street or adjacent public domain i.e. a single detached dwelling or duplex.

1.2 Reserves, Parks and Street Trees

1.2a The Dirrawan and Geerilong Gardens internal reserves (Sections 26, 27, 34 and 40) shall remain urban open space and may include the provision of recreation and community facilities. New recreation and community facilities shall only be permitted where they are consistent with a Conservation Management Plan that has been endorsed by the ACT Heritage Council.

1.2b The Reid Park Sports Ground at Section 39 shall remain urban open space and may include the provision of recreation and community facilities and municipal depots. New recreation and community facilities shall only be permitted where consistent with a Conservation Management Plan for Reid Park that has been endorsed by the ACT Heritage Council.

1.2c Trees shall be protected during development. Vehicles, equipment and materials shall not be parked or stored within the drip line of trees or on the reserve or parks.

2.0 CONSERVING LANDSCAPE AND STREETSCAPE VALUES

Siting, Setbacks and Streetscape Values

2.1a Development shall not preclude any current or future provision of vehicle accommodation behind the building line.

2.1b Additions to dwellings or the construction of new dwellings, buildings or structures shall not be permitted closer to a front boundary than the original building line, irrespective of existing encroachments.

2.1c Side setbacks for dwellings shall be not less than 1.8 metres and at least 4.8 metres in combined total. For semi-detached dwellings having a shared party wall on a side boundary (e.g. a duplex), the side setback to the other side boundary shall be a minimum of 3 metres.

2.1d Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block shall not exceed 27.5% of the area of the block.

2.1e Not less than 40% of the area of a residential block shall be retained as planting area. Planting area means an area of land within a block that is not covered by buildings, vehicle parking and manoeuvring areas of any other form of impermeable surface and that is available for landscape planting.

2.2 Trees on private land

2.2a Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority and only where in accordance with approval criteria included in relevant tree protection legislation operating in the Territory.

2.3 Verges

2.3a Verges shall be retained at their current widths and remain grassed.

2.3b The introduction of new paving shall not be permitted unless, in the opinion of the Authority, the paving is essential for pedestrian or vehicular safety, public transport, or to restore or maintain an original pathway or driveway

2.3c The introduction of trees or shrubs or any form of planting that detract from the open character of the verge shall not be permitted, excluding approved street trees.

2.3d Verges shall not be used for the long term parking of vehicles, trailers or other equipment or for the storage of building and landscaping materials or garden refuse.

2.4 Verge Crossings and Driveways

2.4a Shared or paired verge crossings shall be conserved in their original locations and width

2.4b Not more than one verge crossing shall be permitted where blocks have a single frontage.

2.4c Driveways shall conform to the verge crossing location with an alignment close to the nearest side boundary.

2.4d Strong textures including stamped concrete, and bright colours including bare or exposed aggregate concrete shall not be permitted on driveways or verge crossings.

2.5 Hedges and Front Gardens

2.5a Hedges shall be retained at existing locations

2.6 Fences

2.1a Fences, courtyard walls and vehicular gates shall not be permitted closer to the street than the building line.

2.1b Colour bonded steel and other sheet metal fencing and masonry walls shall not be approved for fences and gates between buildings and side boundaries or at any location visible to the street or adjacent public domain.

3.0 CONSERVING THE UNITY OF BUILT FORM WITHIN THE STREETScape

3.1 Unity of Built Form for all Dwellings

3.1a Two-storey development shall not be approved except where the original dwelling was of two storey design. Where existing two-storey additions were not a part of the original dwelling, further two-storey additions shall not be approved.

3.1b The level (RL) of the ridgeline or highest roof point of any development shall not exceed the level of the ridgeline or highest roof point of the original dwelling.

3.1c Additions shall have a finished floor level not in excess of 1.8 metres above natural ground level.

3.1d The roof form, roof pitch, wall and roof materials, eaves overhang and height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall complement the architectural character of the original dwellings in the street. Applied finishes to the roof of the dwellings shall complement the roof colours of original dwellings in the street

- **3.1e** The form of any roof projection or opening, where permitted, shall complement the original roof form and architectural character of the dwelling

3.2 Garages and Carports for all residential blocks

3.2a Entries to basement parking shall only be permitted where the structural stability of the dwelling is assured, the entry and ramp are not prominent in the streetscape, and the top of a decline does not come forward of the dwelling.

3.2b No more than the equivalent of a double garage or a double width carport shall be visible to the street. Garage doors visible to the street shall be of a single car width.

4.0 ADDITIONAL REQUIREMENTS FOR IDENTIFIED DWELLINGS

Form and Scale of Identified Dwellings

4.1a External alterations and additions shall only be permitted to the front of a dwelling where:

- the alterations or additions will reinstate the original façade and details thereof, and/or,
- the alteration is to a previous unsympathetic addition and will enhance the streetscape character.

4.1b Subject to 4.1e below, additions to a side of a dwelling shall be set at least 1.8 metres toward the rear of the block from the nearest front face of the original dwelling.

4.1c The enclosure of original unenclosed front porches or verandahs shall not be permitted.

4.1d The original roof shall not be replaced with an alternate form.

Architectural Character of Identified Dwellings

4.2a The painting or rendering of face brick dwellings shall not be permitted. The removal of render from dwellings that were originally rendered shall not be permitted other than where render is being repaired.

4.2b Applied finishes to the tiled roof of an identified dwelling shall retain the original roof colour. Applied finishes to the metal roof of an identified dwelling shall complement the roof colours of original dwellings in the street.

4.2c Roof elements such as skylights, solar hot water heaters, air-conditioners and telecommunications masts or dishes shall be sited to minimise visibility from the street or adjacent public domain.

Community Buildings

4.3a Alterations and additions to community buildings identified on Figure 2 shall be sympathetic to the streetscape character of the precinct and the form and scale of the existing buildings.

5.0 DEMOLITION

5.1a the total demolition of identified dwellings shall not be permitted except in exceptional circumstances, including:

- the dwelling is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
- the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition; or
- where, in the opinion of the Authority, the integrity of the built form and street elevations of an original dwelling has been extensively and irreversibly diminished by unsympathetic alterations and additions. AND

any replacement construction conforms to all provisions applicable to nonoriginal dwellings.

5.1b Except where a dwelling presents an immediate threat to public safety, the total demolition of an identified dwelling shall not be permitted unless an application for a replacement dwelling within a garden setting is approved.

5.1c Where in the opinion of the Authority, neglect of an identified dwelling has contributed to the dwelling becoming structurally unsound so as to necessitate total demolition, redevelopment of the site shall not exceed the gross floor area of the identified dwelling. Additions to a replacement dwelling shall not be permitted within 3 years of completion of the replacement dwelling.

5.1d The partial demolition of original external building fabric of identified dwellings shall only be permitted in the context of permitted alteration or additions.