

New Farm and Teneriffe Hill Local Plan Code
Performance Criteria and Acceptable Solutions

5.1 General

Performance Criteria	Acceptable Solutions
On-site open space	
P1 Open space must be provided, designed and located for the recreational, service and storage needs of residents, receives sunlight and must be well integrated with the living area of a dwelling	A1.1 In the Low Density Living Precinct, Low-medium Density Living Precinct or Medium Density Living Precinct, a minimum of 30% of the site is allocated to landscaped open space, with multi-unit dwellings being provided with minimum private open space consisting of: • in the Low Density Living Precinct, ground level area totalling 40m² per ground level dwelling unit, including an area of at least 23m² with a minimum dimension of 4m • in the Low-medium Density Living Precinct, ground level area totalling 35m² per ground level dwelling unit including an area 16m² with a minimum width of 4m, in each case, conveniently accessible from a living room. Any undercover area included in this calculation has minimum head height of 2.4m • for above ground dwelling units in the Low-medium Density Living Precinct or Medium Density Living Precinct, a balcony conveniently accessible from a living room (with a minimum area of 8m² and minimum width of 2m), or a roof-top area directly connected to the dwelling (with a minimum area of 10m² with a minimum width of 2m) is provided A1.2 Communal open space is provided in all cases where more than 25% of dwelling units and rooming units do not have exclusive access to ground level private open space, in which case at least one continuous area of not less than 50m² is provided, with a minimum dimension of 4m, that is suitable to be developed for recreational purposes, such as swimming, tennis, barbecues, children's play and/or outdoor passive recreation A1.3 Outdoor clothes drying facilities is provided either individually or communally. If provided communally, facilities are easily accessible to all dwelling units, adequate in area and visually screened from the street

5.2 Low Density Living Precinct

Performance Criteria		Acceptable Solutions	
Building height			
P1	The height of new buildings must reflect existing detached dwellings and must not impact on the area's character and residential amenity	A1	Building height is no more than 2 storeys and 8.5m above ground level. Where an existing building exceeds 2 storeys, a proposal on the site may be approved to the height of the existing building
Building Footprint			
P2	Building size and bulk must be consistent with the existing high quality housing character of the locality	A2	The building footprint does not exceed 50% of the site area The building footprint is the proportion of the site (expressed as a percentage) covered by buildings or structures measured to the outermost projection, excluding eaves and window hoods
Building Setback			
P3	Buildings are situated on-site to protect the amenity of residents, having regard to breezes, vegetation, sunlight, privacy, and building separation	A3	Minimum rear boundary setback is 6m

5.3 Low-medium Density Living Precinct

Performance Criteria		Acceptable Solutions	
Building height			
P1	The height of new buildings must be consistent with the existing low rise residential form and character	A1	Building height is no more than 2 storeys and 8.5m above ground level An existing building, when retained as part of a development, may exceed 2 storeys A 3 storey, and 9.5m to the underside of the ceiling of any habitable room proposal is appropriate where the design is consistent with this Local Plan and the relevant Code/s, when: - the allotment at the appointed day is larger than 1,000m² and has a frontage greater than 20m, or - the allotment has a frontage of at least 20m and is adjoined by multi-unit dwellings or premises approved for multi-unit dwellings on two boundaries, or - the site is a corner site and the new development is located a minimum of 10m from any existing detached houses on adjoining allotments, or - the proposal includes a minimum of 30% of dwelling units as affordable housing

Gross floor area (excluding houses)	
P2 Building size and bulk must be as compatible as possible with that of detached housing and the scale and character of the street	A2 Gross floor area does not exceed: • 40% of the site area where the proposal includes removal or demolition without Council approval of a heritage place listed in the Heritage Register Planning Scheme Policy • 60% of the site area where: - the premises is intended to be used for a retirement village, or - the proposal includes a minimum of 30% of dwelling units as low cost or special needs housing • 55% of the site area may be permitted where: - the allotment at the appointed day is larger than 1,000m² and has a frontage greater than 20m, or - the allotment has a frontage of at least 20m and is adjoined by multiple dwellings or premises approved for multiple dwellings on two boundaries, or - the site is a corner site and the new development is located a minimum of 10m from any existing detached houses on adjoining allotments • 50% of the site area in all other circumstances
Additional Requirements for Houses	
P3 Building size and bulk must be consistent with the existing high quality housing character of the locality	A3 The building footprint does not exceed 50% of the site area The building footprint is the proportion of the site (expressed as a percentage) covered by buildings or structures measured to the outermost projection, excluding eaves and window hoods
P4 Buildings are situated on-site to protect the amenity of residents, having regard to breezes, vegetation, sunlight, privacy, and building separation	A4 Minimum rear boundary setback is 6m

5.4 Medium Density Living Precinct

Performance Criteria		Acceptable Solutions	
Building height			
P1	New buildings must maintain views to and from the River and other landmarks identified on <i>Map A—New Farm and Teneriffe Hill</i> , while maintaining a visual relationship with other buildings in the vicinity	A1.1	Building height is no more than 5 storeys, and 15m above ground level to the underside of the ceiling of any habitable room
		A1.2	Where the proposal includes removal or demolition without Council approval of a heritage place listed in the Heritage Register Planning Scheme Policy , the height of any proposal on the site is not more than the height of the demolished heritage place
Gross floor area			
P2	Building size and bulk must be consistent with the medium density nature of the locality and retain an appropriate residential scale and relationship with other precincts in the plan area	A2.1	Gross floor area does not exceed the area of the site
		A2.2	Where the proposal includes removal or demolition without Council consent of a heritage place listed in the Heritage Register Planning Scheme Policy , the gross floor area of any proposal on the site is not more than the gross floor area of the demolished heritage place
Building design			
P3	New buildings on a site must be comprised of individual structures	A3.1	Spaces between buildings within the site are provided with a separation distance of 5m
		A3.2	Building walls within the site do not exceed 10m in length
Street setbacks			
P4	Street setbacks must be compatible with existing setbacks in the area	A4	Building setbacks from the road alignment are not less than 6m
River access			
P5	Visual and physical links must be provided to and along the River and ferry terminals and in particular, between Merthyr Park and Oxlade Drive	A5	Public access along the River north of Merthyr Road is provided and pedestrian access to ferry terminals is improved

5.5 Mixed Use Centres Precinct

Performance Criteria		Acceptable Solutions	
Building height			
P1	New development must reflect the pedestrian nature and scale of the locality and retain an appropriate visual relationship with adjoining residential precincts	A1.1	Building height is no more than 3 storeys and 10.5m above ground level or the height of the existing building, whichever is the greater
		A1.2	4 storeys and 14m above ground level proposals are appropriate in Precinct A (Brunswick Street), where: - the premises is located on land adjacent to the Medium Density Living Precinct, and - the additional storey is for low cost or special needs housing
		A1.3	Building height is no more than 2 storeys and 8.5m above ground level: - in Precinct E (Merthyr Road and James Street), or - within 10m of the boundary of any land included in the Low Density Living Precinct or the Low-medium Density Living Precinct
Gross floor area			
P2	Building size and bulk must be consistent with existing small scale development, sensitive to the surrounding residential environment and exhibits a positive relationship with the street	A2.1	Gross floor area does not exceed: 80% of the site area, or the gross floor area of the existing building, whichever is the greater 100% of the site area where the additional gross floor area is for low cost or special needs housing
		A2.2	No less than 30% of the gross floor area of the first three storeys of any proposal is to be provided for residential use. This requirement does not apply to: - the reuse of an existing non-residential building, or - extensions to existing buildings that add less than 100m² to the floor area of the building
Building design			
P3	The street frontage must not comprise blank walls and must provide active street frontages at pedestrian levels	A3	Ground floor tenancies addressing street level must comprise of non-residential uses
P4	Pedestrian protection and comfort must be provided	A4	Buildings provide awnings of at least 3m width on any side which fronts a public street

P5 Changes occurring through alterations and additions must not destroy important aspects of the existing building	A5.1 Alterations are sympathetic with the existing building elements but are able to be distinguished from the original. Damaged building elements are repaired rather than replaced if possible A5.2 Alterations and additions to buildings include reinstatement or reconstruction of verandahs or awnings A5.3 Where a proposal includes painting of a building, the colour scheme is compatible with the neighbourhood, especially with traditionally painted character buildings
P6 Building setbacks must be consistent with the setbacks prevailing in the mixed use precinct	A6 Buildings are located on the front boundary
Tenancy size	
P7 Small scale development with a diverse range of services must be provided <i>Note: Alternative tenancy sizes to that prescribed in the Acceptable Solution may be appropriate where a new facility serving local community needs requires a larger space</i>	A7 Single tenancies do not exceed: • 80m² for offices and shops at ground level • 150m² for offices above ground level • 150m² for restaurants

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Department of Planning and Community Development

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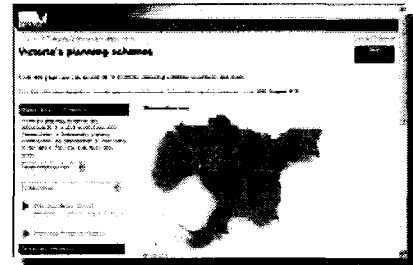
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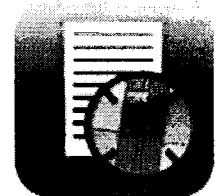
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