

## Latrobe and Given Terraces Local Plan

### 1 Introduction

This Local Plan contains specific additional local planning requirements. Where it conflicts with the requirements of the City Plan, this Local Plan prevails.

In using this Local Plan, reference should also be made to Section 1.1—Using a Local Plan at the front of this chapter.

### 2 Development principles

- 2.1 The Latrobe and Given Terraces locality ('The Terraces') is sited over steep, well-treed hillsides and significant ridgelines. It features a small lot subdivision pattern containing primarily traditional character buildings i.e. residential buildings constructed in, or before, 1946 and non-residential character buildings located in a Demolition Control Precinct. Development is to be sited and designed to contribute to a high quality visual landscape, and respect and enhance this 'timber and tin' hillside character. This is achieved using quality contemporary subtropical architecture respectful of its setting but not replicable in its design.
- 2.2 Structurally sound traditional character buildings are to be retained whether they are located in isolation or within character streetscapes.
- 2.3 Latrobe and Given Terrace are to continue to perform a multi-purpose transport role, catering for pedestrians, cyclists and through traffic, while also providing for on-street parking, servicing and vehicular access to adjoining properties

within a streetscape environment, improved by complementary street furniture, paving and planting.

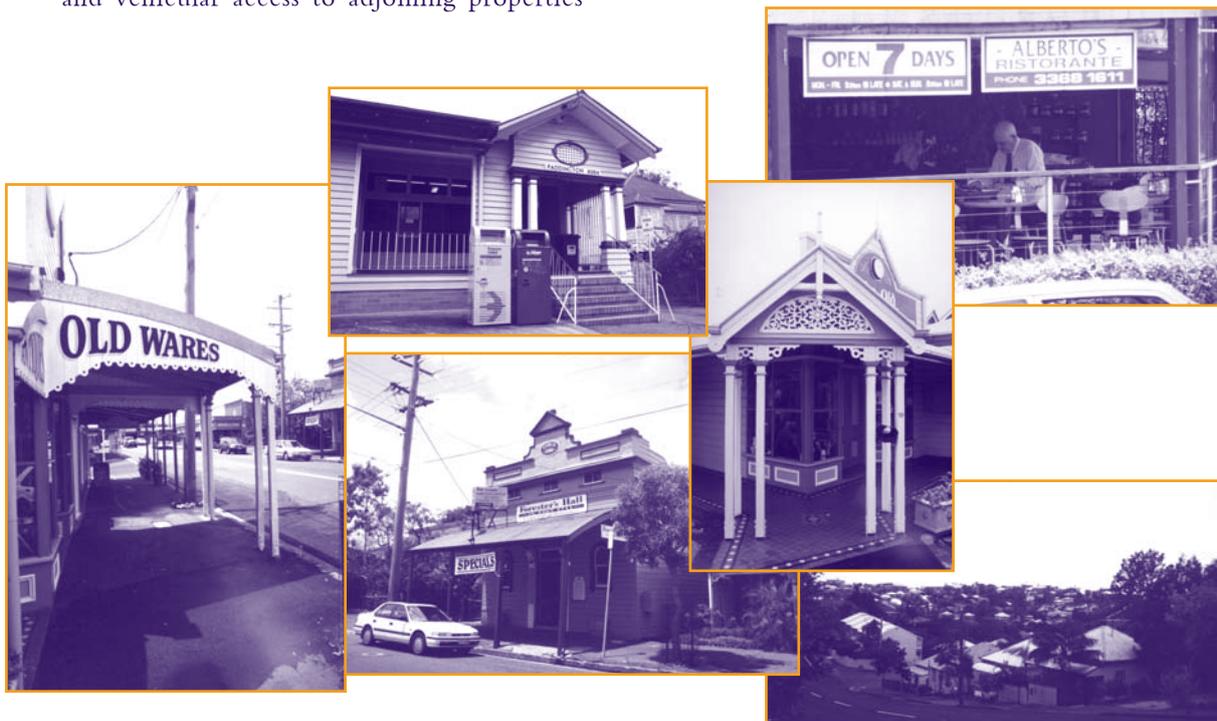
- 2.4 Development is not to increase use of residential side streets for car parking and should minimise intrusion of non-residential traffic into these streets. However, the provision of on-site car parking, associated with low-traffic generating uses, needs to be balanced against site constraints such as steep slope, vegetation and traditional character buildings. It should not compromise the 'timber and tin' hillside character.

### 3 Precinct intents

Map A—Precincts and Special Areas indicate the precincts and special areas of this Local Plan.

#### 3.1 Centres Precinct

This precinct is the primary location for non-residential uses accommodated within low rise development that respect the 'timber and tin' hillside character. Mixed use developments are encouraged and residential uses would be ideally incorporated in any proposal. Non-residential uses should be oriented to the Latrobe or Given Terrace frontage in developments designed to avoid impacts with the adjoining Residential and Mixed Use Precincts, while creating a vibrant streetscape that supports social interaction and high levels of pedestrian amenity. This can be achieved by locating shops, restaurants and other active uses at street level, with other uses generally located above or below street level.



Site specific development requirements within the Local Plan Code also apply to Special Areas located within this precinct. Special Area 5 is the only part of the Local Plan area where Hotel or Nightclub uses may be appropriate. Intensification of such uses within Special Area 5 is only appropriate where a Community Impact Assessment Report is prepared, demonstrating that the proposal:

- does not result in adverse community impact
- does not detrimentally affect the amenity of adjacent and nearby residential areas
- safeguards personal and property security for users of the centre and occupants of nearby residential areas.

### 3.2 Residential Precinct

This precinct is the main location for residential uses accommodated primarily within traditional character houses. Low rise infill development is encouraged, provided this does not result in the demolition of traditional character buildings, protects residential amenity and respects the ‘timber and tin’ hillside character.

The Special Areas within this precinct recognise existing lawfully established uses and the unique attributes of these sites. Expansion of non-residential uses beyond the bounds of the Special Areas is inappropriate. Site specific development requirements within the Local Plan Code also apply to these Special Areas. Development within Special Area 6 is to be in accordance with the uses and development requirements applicable to the Mixed Use Precinct. The continued use of Special Area 7 for community facilities is encouraged.

### 3.3 Mixed Use Precinct

This precinct is to provide a unique low rise environment of residential and low intensity non-residential uses, such as shops and offices, accommodated within small scale tenancies that maintain the domestic appearance of traditional character houses. A combination of residential and non-residential uses in each development

is desirable. Non-residential development should not erode residential character and amenity, and non-residential uses should be oriented to either the Latrobe or Given Terrace frontage in developments designed to avoid impacts to the Residential Precinct. As it is not intended that this precinct function as a Centre, development incorporating centres activities of a type or scale other than that specified in the Local Plan Code, should be located in the Centres Precinct.

The Special Areas within this precinct recognise existing lawfully established uses and the unique attributes of these sites. Site specific development requirements within the Local Plan Code also apply to these Special Areas. Development for a mix of residential and non-residential uses within Special Area 8 is encouraged in accordance with the development requirements applicable to the Mixed Use Precinct and the uses possible in a Multi-purpose Centre (MP4—Convenience Centre). The continued use of Special Area 10 for community facilities is encouraged.

### 3.4 Park Precinct

This precinct is to retain the small pocket parks of Trammies Corner and Ithaca Memorial Park for passive recreation purposes, and Neal Macrossan Playground for passive and limited active recreation purposes. Further development within these parks is not appropriate. Use of Neal Macrossan Playground for other than recreation purposes is not appropriate and any use should not result in the loss of recreational facilities such as Ithaca Pool.

## 4 Level of assessment

The following tables contain exceptions to the level of assessment, overriding the levels of assessment in Chapter 3.

A preliminary approval may change the level of assessment identified in these tables.

The trigger for assessment in the level of assessment table is material change of use and/or building work (associated with a use or structure specified in the level of assessment table) unless otherwise specified.

### 4.1 Centres Precinct

Impact Assessment	Relevant Codes
<b>Generally appropriate</b>	
1. <b>Hotel or Nightclub</b> in SA5 where complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code	Latrobe and Given Terraces Local Plan Code, Centre Amenity and Performance Code and Centre Design Code

Impact Assessment	Relevant Codes
<b>Generally inappropriate</b>	
1. <b>Hotel or Nightclub</b> where not generally appropriate	

#### 4.2 Residential and Mixed Use Precinct (excluding SA8)

Code Assessment	Applicable Codes
1. <b>Shop or Office</b> where in the Mixed Use Precinct or SA6 are not: <ul style="list-style-type: none"> <li>involving building work</li> <li>complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code</li> </ul>	Latrobe and Given Terraces Local Plan Code, Residential Design—Low Density, Character and Low–Medium Density Code, Centre Amenity and Performance Code and Centre Design Code

<b>Notifiable</b>	
1. <b>Community Facilities</b> where in SA7 or SA10 and complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code	Latrobe and Given Terraces Local Plan Code, Residential Design—Low Density, Character, and Low–Medium Density Code and Community Use Code
2. <b>Shop or Office</b> where in the Mixed Use Precinct or SA6 and: <ul style="list-style-type: none"> <li>involving building work</li> <li>complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code</li> </ul>	Latrobe and Given Terraces Local Plan Code, Residential Design—Low Density, Character, and Low–Medium Density Code, Centre Amenity and Performance Code and Centre Design Code

Impact Assessment	Relevant Codes
<b>Generally appropriate</b>	
1. <b>Industry</b> where in the Mixed Use Precinct or SA6 and: <ul style="list-style-type: none"> <li>not identified in Schedule 1 or Schedule 2 (Industrial Areas)</li> <li>not exceeding 100m<sup>2</sup> gross floor area</li> <li>complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code</li> </ul>	Latrobe and Given Terraces Local Plan Code, Residential Design—Low Density, Character, and Low–Medium Density Code, Industrial Amenity and Performance Code and Industrial Design Code
2. <b>Restaurant</b> where in the Mixed Use Precinct or SA6 and complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code	Latrobe and Given Terraces Local Plan Code, Residential Design—Low Density, Character, and Low–Medium Density Code, Centre Amenity and Performance Code and Centre Design Code
<b>Generally inappropriate</b>	
1. <b>Shop or Office</b> where in the Residential Precinct and: <ul style="list-style-type: none"> <li>not in SA6 or</li> <li>in SA6 but not complying with the Acceptable Solution for gross floor area in the Latrobe and Given Terraces Local Plan Code</li> </ul>	

## 5 Latrobe and Given Terraces Local Plan Code

This Code provides additional and/or alternative Performance Criteria and Acceptable Solutions to the Codes in Chapter 5. Where an Acceptable Solution or the corresponding Performance Criterion in this Local Plan Code directly varies from an Acceptable Solution or Performance Criterion in a generic Code in Chapter 5, the Acceptable Solution and Performance Criterion in this Local Plan Code takes precedence. All remaining Acceptable Solutions and Performance Criteria from

applicable or relevant generic Codes in Chapter 5 will continue to apply.

The most common Codes in Chapter 5 that will apply to development in this Local Plan area are the Residential Design—Character Code and the Centre Design Code (these Codes may also specify relevant secondary Codes that also need to be referred to).

The purpose of this Code is to ensure that development in the Local Plan area is consistent with the development principles and precinct intents of this Local Plan.

### 5.1 General

Performance Criteria	Acceptable Solutions
<p><b>P1</b> The height of buildings and numbers of storeys must be consistent with building form in the locality, with alternative building heights only arising from compliance with the desired building character for the locality, i.e. use of minimum 27° pitched roofs or site responsive post and pier construction methods</p>	<p><b>A1</b> Building height at any point on a site is no more than 2 storeys and 8.5m above ground level</p>
<p><b>P2</b> Development must be designed, sited and landscaped to minimise the impact of incompatible building bulk. The traditional character and built form of ‘The Terraces’ must be maintained and enhanced in terms of building:</p> <ul style="list-style-type: none"> <li>• bulk, form and scale</li> <li>• heights of eaves</li> <li>• elevational treatment</li> <li>• construction materials</li> <li>• through the use of quality contemporary architecture respectful of its setting</li> </ul> <p>Development along ridgelines must not dominate the skyline and must be designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment</p>	<p><b>A2</b> New development or extensions incorporate:</p> <ul style="list-style-type: none"> <li>• orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development</li> <li>• pitched roofs sheeted in metal profiles</li> <li>• heights of eaves reflecting the pattern of their existing heights along undulating ridgelines, horizontally across hillsides and vertically down hillsides</li> <li>• external wall treatments incorporating lightweight sheeting</li> <li>• elevations articulated with modulating elements such as verandahs and decks</li> </ul>
<p><b>P3</b> Provision of car parking associated with low-traffic generating uses must be at a rate that does not:</p> <ul style="list-style-type: none"> <li>• result in an unacceptable impact on the values of a Heritage Place, Commercial Character Building or traditional character building</li> <li>• adversely affect the topography of steep sites or backyard vegetation</li> <li>• compromise the safety and movement of vehicles or pedestrians</li> <li>• adversely affect the amenity of adjacent residential properties or streetscape of ‘The Terraces’</li> </ul>	<p><b>A3</b> On-site car parking rates are in accordance with the <b>Transport, Access, Parking and Servicing Code</b></p>

Performance Criteria	Acceptable Solutions
<p><i>Note: restaurants and similar uses generating high patronage levels are not considered to be low-traffic generating uses. Variation of car parking requirements for such uses is unlikely to be supported</i></p>	
<p><b>P4</b> Parking and vehicular access must be designed and located to ensure convenient and safe parking is provided and residential amenity is preserved via no increase in the use of residential streets for non-residential parking and minimal intrusion of non-residential traffic into these streets</p>	<p><b>A4.1</b> Access to parking areas on sites fronting Latrobe or Given Terrace is only provided from Latrobe or Given Terrace</p> <p><b>A4.2</b> Access driveways do not provide or enable the creation of mid-block vehicular access between Latrobe or Given Terrace and any parallel residential streets</p> <p><b>A4.3</b> Unenclosed vehicular access, parking and manoeuvring areas are set back:</p> <ul style="list-style-type: none"> <li>• 3m from any boundary to adjoining properties in the Residential Precinct where in the Centres Precinct</li> <li>• 3m from the rear boundary where in any other precinct</li> </ul> <p>and the setback is planted to provide a dense landscape screen capable of achieving a canopy width of 6m high x 6m wide</p>
<p><b>P5</b> Development must be designed and sited to avoid impacts on residential amenity and to provide backyard vegetation consistent with the hillside character</p>	<p><b>A5.1</b> Non-residential uses are located on that part of the site closest to Latrobe or Given Terrace and oriented away from side or rear boundaries to the Residential Precinct</p> <p><b>A5.2</b> A dense landscape screen capable of achieving a canopy width of 6m high x 6m wide is planted along:</p> <ul style="list-style-type: none"> <li>• the rear boundary</li> <li>• any boundary to the Residential Precinct where in the Centres Precinct</li> </ul>
<p><b>P6</b> Development must minimise impacts to existing significant vegetation and provide replacement vegetation on the site of advanced size and maturity where significant vegetation is removed</p>	<p><b>A6.1</b> Buildings or other structures, driveways and hardstand areas are designed and sited to maximise the retention of trees featuring a trunk diameter width of 250mm or greater measured at 1m above ground level</p> <p><b>A6.2</b> Such trees removed as a result of the development are replaced with vegetation identified in the Ithaca District Local Area Plan Preferred Species List of 100 litre minimum stock size planted in sufficient quantity to achieve a total canopy area of 50% of the removed vegetation when mature</p>
<p><b>P7</b> Development including buildings or other structures, driveways and hardstand areas, must be designed and sited to minimise cut and fill disturbance on the site and to soften visual impact</p>	<p><b>A7.1</b> Development incorporates:</p> <ul style="list-style-type: none"> <li>• foundation systems that minimise disturbance to the landscape, such as post and pier type foundations</li> <li>• slab-on-ground foundations only on those parts of a site with gradients less than 1 in 8 and where cut and fill is minimal</li> </ul>

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> <li>• benching, cut and fill, or construction of retaining walls of a minor nature only, i.e. fill does not exceed 1m and/or the combined height of any retaining wall and fence, it does not exceed 2m and is designed not to be noticeable after construction has been completed</li> <li>• driveways and hardstand areas only on those parts of a site with gradients less than 1 in 4</li> </ul> <p><b>A7.2</b> Retaining walls are set back from any boundary and are stepped, terraced and landscaped</p>
<p><b>Where demolition of a residential building</b></p> <p><i>Note: demolition of residential buildings is to be assessed against the following Performance Criteria and Acceptable Solution and not P1 and A1.1 – A1.4 of the Demolition Code</i></p>	
<p><b>P8</b> The building must not be capable of structural repair</p>	<p><b>A8</b> An engineering report must be submitted, demonstrating that the building is structurally unsound and not reasonably capable of being made structurally sound</p>
<p><b>Where a Heritage Place, Commercial Character Building or traditional character building</b></p>	
<p><b>P9</b> Alterations and additions must conserve heritage significance or traditional building character and not obscure or be insensitive to the traditional building fabric</p>	<p><b>A9.1</b> Extensions are located at the rear of premises or located on the street frontage only when set further back than the existing building line or separated from the traditional building fabric by a significant recession in the wall and roof planes</p> <p><b>A9.2</b> Traditional construction materials and methods are retained in any existing traditional building fabric and used to reinstate original components that have been removed and that are proposed to be replaced</p>
<p><b>P10</b> Where raising buildings, the height increase must not alter the overall effect of floor area to street level, i.e. low-set houses remain of a low-set appearance</p>	<p><b>A10</b> The height relationship of existing floor areas to street level is maintained</p>
<p><b>P11</b> Shopfronts must be designed and constructed in materials sensitive to the period of the building</p>	<p><b>A11.1</b> Shopfronts on early timber commercial frontages comprise weatherboard stallboards and simple timber framed windows incorporating a splayed recessed interest (<i>good examples are located at 27 and 180 Latrobe Terrace</i>)</p> <p><b>A11.2</b> Shopfronts constructed between 1910–1940 incorporate the use of metal shop fittings and tiles (<i>good examples are located at 220 Given Terrace and 169 Latrobe Terrace</i>)</p>
<p><b>P12</b> Buildings must be designed with appropriate detailing for the period of the building</p>	<p><b>A12.1</b> Verandahs incorporate historically appropriate detailing for the period of the building (<i>a good example is located at 212 Given Terrace</i>)</p>

Performance Criteria	Acceptable Solutions
	<p><b>A12.2</b> Suspended awnings typical from the 1920s onwards are not replaced with post supported awnings</p>
<p><b>Where in a Special Area</b></p>	
<p><i>Note: development in the Special Areas is also assessed against the Performance Criteria and Acceptable Solutions of the relevant Precinct</i></p>	
<p><b>P13</b> Development in Special Areas 1, 2, 3, 4, 8 or 9 must:</p> <ul style="list-style-type: none"> <li>• be consistent with buildings in the locality and as planned for the Special Area</li> <li>• address and respond to the site’s prominent corner location</li> <li>• improve upon the unattractive appearance of the existing site and buildings</li> <li>• provide for an improved streetscape and pedestrian environment</li> <li>• maintain the amenity of surrounding residential areas</li> </ul>	<p><b>A13</b> Development provides:</p> <ul style="list-style-type: none"> <li>• landmark definition of the corner and forms a strong visual bond with the streetscape</li> <li>• non-residential uses that address and activate the Latrobe and Given Terrace frontage/s</li> <li>• building built to the alignment along the Latrobe and Given Terrace frontage/s with pedestrian awning/shelter</li> <li>• embellishments to footpaths on all street frontages including street trees, paving and planting</li> </ul>
<p><b>P14</b> Development in Special Area 1 must protect adjoining residential amenity and provide additional off-street car parking opportunities for the general community</p>	<p><b>A14.1</b> Development:</p> <ul style="list-style-type: none"> <li>• locates residential uses at the rear of the site adjoining the Residential Precinct</li> <li>• is designed to respond to the site contours</li> <li>• does not gain vehicular access from Mort Street</li> </ul> <p><b>A14.2</b> The maximum gross floor area is up to 20% greater than specified in A1.1 and accrued at the rate of an additional 30m<sup>2</sup> for each additional car parking space that is:</p> <ul style="list-style-type: none"> <li>• provided in excess of the minimum applicable rate specified in the <b>Transport, Access, Parking and Servicing Code</b></li> <li>• made freely available for use by the general public at all times and in perpetuity</li> </ul>
<p><b>P15</b> Development in Special Area 2 must provide an area of public open space that reflects the desired character of ‘The Terraces’ and enables views of the site’s south eastern vista overlooking Paddington and beyond to the City Centre.</p> <p><i>Note: examples of public open space that reflect the desired character of ‘The Terraces’ include the ‘Genoa Lounge’ at the intersection of Wilden Street and Latrobe Terrace and ‘Trammies Corner’ at the intersection of Prince Street and Latrobe Terrace</i></p>	<p><b>A15</b> Development provides an area of dedicated public open space that is:</p> <ul style="list-style-type: none"> <li>• located at the Latrobe Terrace and Alma Street intersection on the site’s corner</li> <li>• embellished with improvements such as planting, landscaping, artwork and street furniture that encourages passive recreational use of the space</li> <li>• distinguishable as public open space, rather than private space comprising part of the development</li> <li>• accessible at grade from Latrobe Terrace</li> </ul>
<p><b>P16</b> Development in Special Area 3 must protect adjoining residential amenity</p>	<p><b>A16</b> Development may only provide a nil northern boundary setback where the wall:</p> <ul style="list-style-type: none"> <li>• does not exceed 3m in height above ground level</li> </ul>

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> <li>• does not contain any openings or windows</li> <li>• is rendered and painted in a colour scheme that does not detract from the residential amenity of adjoining sites</li> </ul>
<b>P17</b> Development in Special Area 4 must protect adjoining residential amenity, preserve the streetscape character and pedestrian environment of Given Terrace and provide visual bulk and streetscape consistency	<b>A17</b> Development is 2 storeys in height and provides vehicular access from French Street that is designed to minimise non-local traffic intrusion further into the street
<b>P18</b> Development for Community Facilities in Special Area 7 must respect the residential nature of the precinct and protect residential amenity	<b>A18</b> Development maintains significant on-site vegetation and only provides signage that is discrete in appearance and not illuminated
<b>P19</b> Development in Special Area 8 must: <ul style="list-style-type: none"> <li>• address and respond to the site’s prominent location at the eastern entry to ‘The Terraces’</li> <li>• protect adjoining residential amenity</li> <li>• preserve the streetscape character and pedestrian environment of Given Terrace</li> </ul>	<b>A19</b> Development: <ul style="list-style-type: none"> <li>• provides front setbacks within 20% of the average front setback of adjoining buildings in the Residential Precinct on the Dowse Street frontage</li> <li>• orients non-residential uses to the Given Terrace frontage and the intersection of Given Terrace and Dowse Street</li> <li>• provides pedestrian shelter along the Given Terrace frontage and at the intersection of Given Terrace and Dowse Street</li> <li>• provides articulated and visually interesting front facades that do not contain large blank walls</li> <li>• provides car parking that is not visible from the Given Terrace frontage or intersection of Given Terrace and Dowse Street</li> </ul>
<b>P20</b> Development in Special Area 9 must protect adjoining residential amenity, preserve the streetscape character and pedestrian environment of Given Terrace and provide visual bulk and streetscape consistency	<b>A20</b> Development: <ul style="list-style-type: none"> <li>• orients non-residential uses to the Given Terrace frontage and the intersection of Given Terrace and Campbell Street</li> <li>• provides pedestrian shelter along the Given Terrace frontage and the intersection of Given Terrace and Campbell Street</li> <li>• provides a prominent street tree at the intersection of Given Terrace and Campbell Street</li> <li>• only provides one vehicular access point, which is located on the Campbell Street frontage</li> <li>• is 2 storeys in height</li> <li>• provides car parking that is not visible from the Given Terrace frontage and is detailed with a variety of surface treatments, landscaping and planting to reduce the visual extent of hardstand area</li> </ul>

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> <li>provides a dense landscape screen to adjoining residences less than 6m in width but capable of achieving 6m in height</li> <li>sets down the finished level of any hardstand and parking areas below that of adjoining residences</li> </ul>
<b>P21</b> Development for Community Facilities in Special Area 10 must respect the mixed use nature of the precinct and protect the heritage values of the existing buildings and those of the adjoining Ithaca Embankment	<b>A21</b> Development only provides pedestrian or vehicular access off Enoggera Terrace and does not disturb or otherwise impact upon the planting and retention devices on the adjoining Ithaca Embankment

## 5.2 Centres Precinct

Performance Criteria	Acceptable Solutions
<b>P1</b> The scale and bulk of buildings must be consistent with buildings in the locality and as planned for the precinct or special area in the Local Plan	<p><b>A1.1</b> The maximum gross floor area is:</p> <ul style="list-style-type: none"> <li>non-residential only – 0.8 x site area</li> <li>residential only – area of the site</li> <li>mixed residential/non-residential <sup>(1)</sup> – area of site</li> </ul> <p><sup>(1)</sup> Mixed residential/non-residential means a minimum of 20% of the total gross floor area is used for residential purposes</p> <p><b>A1.2</b> Maximum site cover is 75%</p>
<b>P2</b> Building setbacks must maintain and enhance the character, streetscape and amenity of the locality and as planned for the precinct or special area in the Local Plan	<p><b>A2</b> Minimum rear and side setbacks are:</p> <ul style="list-style-type: none"> <li>6m or 12m where gradient is &gt;1:8 for rear boundaries and side boundaries adjacent to the Residential Precinct</li> <li>nil for all other side boundaries</li> </ul> <p>and they comply with the solutions outlined in <i>Figure a—Centres Precinct Acceptable Solutions</i></p>
<p><b>P3</b> The front setback must appear to be consistent with those in the streetscape and:</p> <ul style="list-style-type: none"> <li>provide for pedestrian awnings, roof overhangs or other measures to improve the pedestrian environment</li> <li>retain significant viewsheds or vistas to Heritage Places</li> <li>accommodate landscaping or other streetscape improvements</li> </ul>	<p><b>A3</b> Buildings are built to the front alignment</p> <p>OR</p> <p>Within 20% of the average front setback of adjoining buildings in the Mixed Use or Residential Precinct fronting the same street for that part of the frontage greater than 20m from the property alignment to Latrobe or Given Terrace where a corner site (refer <i>Figure a—Centres Precinct Acceptable Solutions</i>)</p>

### 5.3 Residential and Mixed Use Precincts

Performance Criteria	Acceptable Solutions
<p><b>P1</b> The height, scale and proportions of development must be compatible with traditional character houses and designed and sited to retain and reinforce the predominant development pattern and form of:</p> <ul style="list-style-type: none"> <li>• separate allotments, whether or not the site area exceeds predominant lot sizes in the area, or the site is an amalgamation of allotments</li> <li>• buildings of a traditional character house scale uniformly spaced and consistently stepped across well-treed hillsides when viewed from the visual catchment</li> </ul> <p>The design and scale of elevation and building form of the rear of extended or new buildings must consider the views of the building from surrounding areas and the impact of the proposal on properties to the rear of the premises</p>	<p><b>A1.1</b> Building footprint size and siting reflects the predominant development pattern and form of development in the area</p> <p><b>A1.2</b> Buildings are designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using either physical separation or:</p> <ul style="list-style-type: none"> <li>• significant recesses and projections of the exterior wall plane</li> <li>• articulation through steps in the horizontal plane of the roof</li> <li>• roof geometry incorporating significant variety e.g. pitched roofs of minimum 27.5° pitch</li> <li>• elevational and roof treatment using a variety of materials, colours and finishes, compatible with traditional character houses</li> <li>• no uniform elevational treatment above ground level without variation, articulation or openings of more than 10m in length</li> </ul>
<p><b>P2</b> Development must be designed and sited to retain or reinforce the landscape character and physical setting of the locality and to break up building bulk. Buildings must appear to be uniformly sited on well-treed hillsides and consistently spaced along major ridgelines</p>	<p><b>A2.1</b> Communal open space and ground floor private open space required for multi-unit dwellings have a minimum dimension of 5m</p> <p><b>A2.2</b> Boundary setbacks are a minimum of:</p> <ul style="list-style-type: none"> <li>• 6m to the rear boundary</li> <li>• 12m to the rear boundary on sites steeper than 1 in 8 gradient (long axis from the front boundary to rear boundary of the site)</li> <li>• 6m to any adjoining site's front or rear boundary in the case of rear allotments</li> </ul> <p><i>Note: in the case of corner lots, the rear boundary is that boundary which abuts other rear boundaries</i></p>

### 5.4 Mixed Use Precinct and Special Use Area SA6

Performance Criteria	Acceptable Solutions
<p><b>P1</b> The scale and bulk of buildings must be consistent with buildings in the locality and as planned for the precinct or special area in the Local Plan</p>	<p><b>A1.1</b> The maximum gross floor area is:</p> <ul style="list-style-type: none"> <li>• non-residential only – 0.4 x site area</li> <li>• residential only – 0.5 x site area</li> <li>• mixed residential/non-residential<sup>(1)</sup> – 0.5 x site area</li> </ul> <p><sup>(1)</sup> Mixed residential/non-residential means a minimum of 20% of the total gross floor area is used for residential purposes</p>

Performance Criteria	Acceptable Solutions
<p><b>P2</b> Building setbacks must maintain and enhance the character, streetscape and amenity of the locality and as planned for the precinct or special area in the Local Plan</p>	<p><b>A1.2</b> Maximum site cover is 60%</p> <p><b>A2.1</b> Side building setbacks comply with <i>Table 1—Side Boundary Setbacks in the Mixed Use Precinct and Special Area SA6</i> and with the solutions outlined in <i>Figure B—Mixed Use Precinct Acceptable Solutions</i></p> <p><b>A2.2</b> Front setbacks (excluding eaves, awnings, stairs and garages) are within 20% of the average front setback of adjoining buildings in the Mixed Use or Residential Precinct fronting the same street</p>
<p><b>Where incorporating a multi-unit dwelling</b></p>	
<p><b>P3</b> Building size and bulk must be consistent with the low density nature of the locality, and lot size must be sufficient to cater for landscaping, outdoor living area and screening needs</p>	<p><b>A3.1</b> Minimum site area is 400m<sup>2</sup></p> <p><b>A3.2</b> Minimum frontage is 10m</p> <p><b>A3.3</b> Number of dwellings does not exceed 1 per 300m<sup>2</sup> of site area</p>
<p><b>Where incorporating a non-residential development</b></p>	
<p><b>P4</b> Non-residential activities must maintain the residential appearance of traditional character houses</p>	<p><b>A4</b> Development in traditional character houses maintains a residential appearance through:</p> <ul style="list-style-type: none"> <li>• retaining traditional character elements such as open front verandahs and projecting gables</li> <li>• only providing signage that is discrete in appearance and not illuminated</li> <li>• limiting front fences to 1.3m in height and side and rear fences to 1.8m in height</li> <li>• providing front fencing of a traditional ‘open picket’ type of a light open appearance when viewed from the street</li> <li>• retaining garden beds and planting within the front setback area</li> </ul>
<p><b>P5</b> Non-residential activities must be of a low intensity, contained within small scale tenancies that:</p> <ul style="list-style-type: none"> <li>• are consistent with the low density residential nature of the locality</li> <li>• are respectful of the residential character, building bulk and small scale of traditional character buildings</li> <li>• do not adversely impact upon surrounding residential amenity</li> </ul>	<p><b>A5.1</b> Single tenancies do not exceed:</p> <ul style="list-style-type: none"> <li>• 80m<sup>2</sup> gross floor area for offices and shops at ground level</li> <li>• 150m<sup>2</sup> gross floor area for offices above ground level</li> <li>• 100m<sup>2</sup> gross floor area for industry</li> <li>• 30 seat capacity for restaurants</li> </ul> <p><b>A5.2</b> Industrial activities are limited to the production of arts and crafts and other goods produced substantially by hand</p> <p><b>A5.3</b> Non-residential activities are accommodated within the existing street-level floor area of traditional character buildings</p>

**Table 1 Side Boundary Setbacks in the Mixed Use Precinct and Special Area SA6**

Frontage width of allotment	Minimum side boundary clearance <sup>(1)</sup>		
	Building height 4.5m or less	Building height 4.51 – 7.5m	Building height over 7.5m
Over 15m	1.5m	2m	2m plus 0.5m for every 3m (or part of 3m) above 7.5m in height
14.501 – 15m	1.425m	1.9m	
14.001 – 14.5m	1.35m	1.8m	
13.501 – 14m	1.275m	1.7m	
13.001 – 13.5m	1.2m	1.6m	
12.501 – 13m	1.125m	1.5m	
12.001 – 12.5m	1.05m	1.4m	
11.501 – 12.0m	0.975m	1.3m	
11.001 – 11.5m	0.9m	1.2m	
10.501 – 11m	0.825m	1.1m	
10.5m or less	0.75m	1m	

- (1) Side boundary clearances of less than 3m for new non-residential development will require fire rated walls. Under the Building Code of Australia, a performance solution may be possible for non-residential use of existing buildings

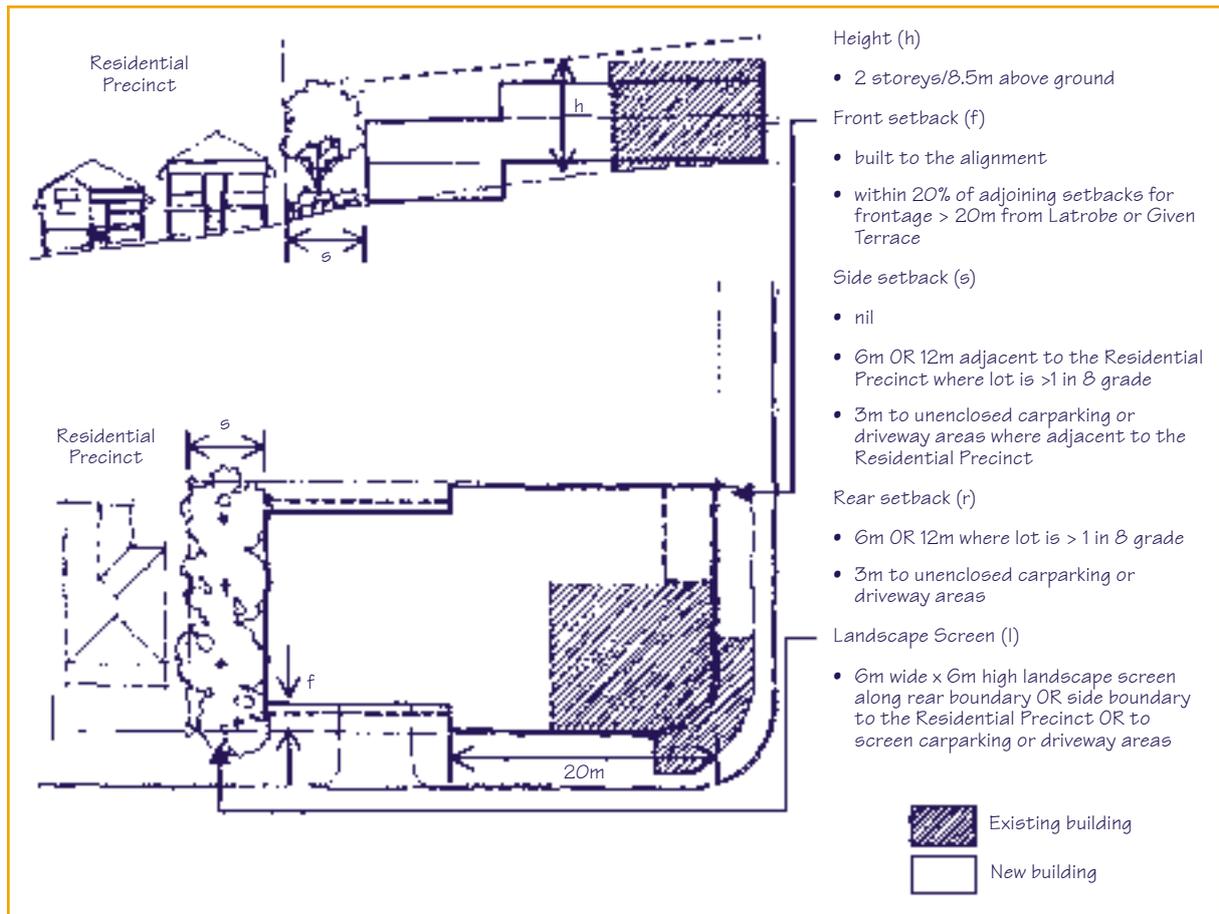


Figure a Centres Precinct Acceptable Solution

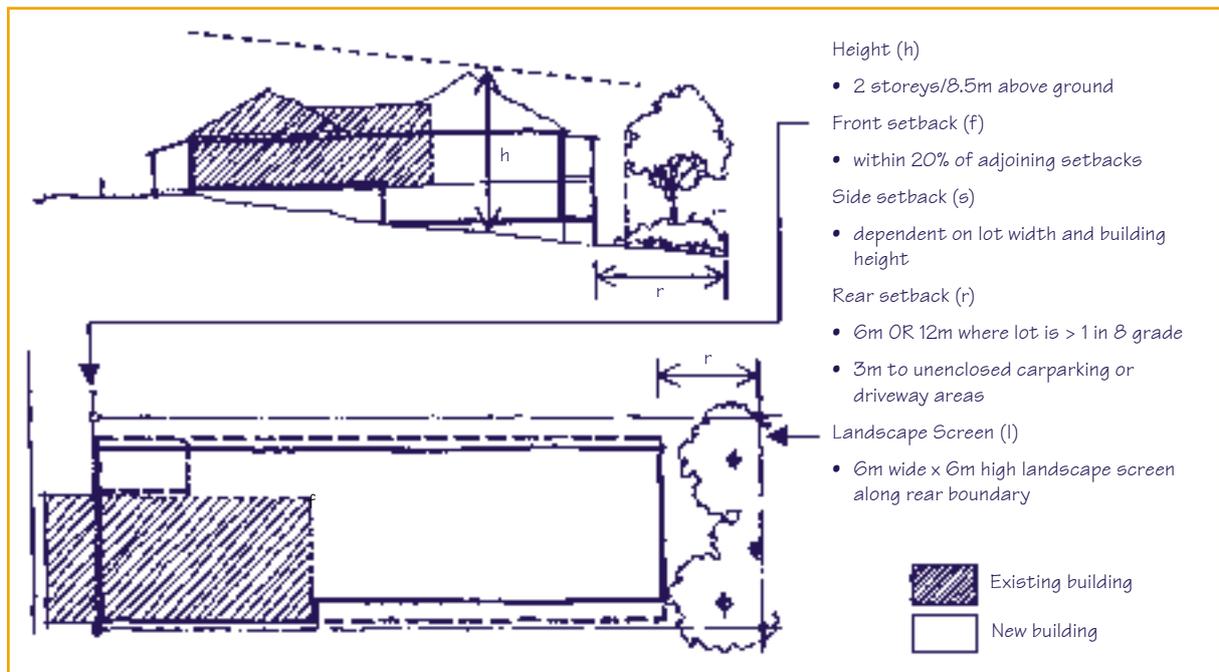
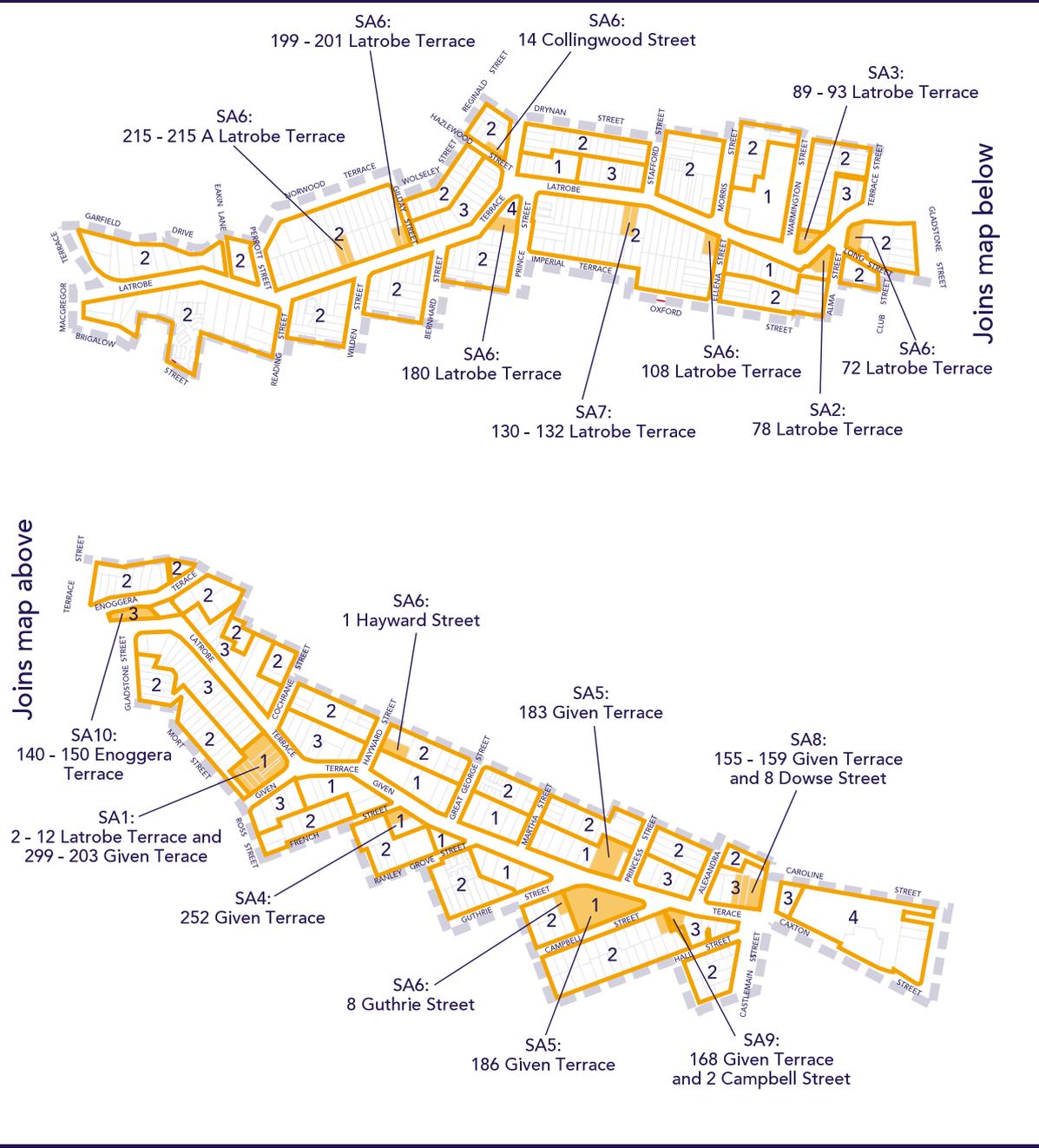


Figure b Mixed Use Precinct Acceptable Solution

## Map A: Precincts and Special Areas



Joins map above

Joins map below

- Latrobe and Given Terrace Local Plan boundary
- Precinct boundary
- Special Area boundary
- SA1 Special Area identifier
- 1 Centres Precinct
- 2 Residential Precinct
- 3 Mixed Use Precinct
- 4 Park Precinct

