

Petrie Terrace and Spring Hill 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 Local Plan protects the character of the built environment by restricting the demolition of buildings that have either character or heritage significance. Petrie Terrace and Spring Hill were two of the first parts of the City to be settled and as such, contain some of the oldest buildings and traditional character streetscapes in the City. Traditional modest residential dwellings erected on small allotments are the hallmark of Petrie Terrace and Spring Hill. These buildings and areas make a significant contribution to the City’s heritage and character and are to be retained.

2.2 Any new development is to be sympathetic to the scale and character of the original urban development pattern and siting of existing buildings. Proposals in the identified heritage protection precincts are to retain and reinforce the original character of buildings predominating during the period 1850–1920. Proposals in other precincts subject to building design and character requirements are to retain and improve upon the existing character by incorporating the main identifiable features, materials and detailing of buildings that predominated during the period from 1850 to 1935.

2.3 The high level of inner city residential amenity prevalent in Petrie Terrace and Spring Hill is not to be reduced through commercial expansion, increase in non-local traffic movements, City Centre commuter parking overspill and general deterioration of housing stock.

2.4 Traditional character is to be protected from unsympathetic proposals in order to attract people to live within walking distance of the City Centre by improving the amenity and attractiveness of the Local Plan area and encouraging an upgrading of traditional housing stock.



- 2.5 Higher density residential and commercial proposals are to be contained to those areas identified as suitable for such uses. The expansion of commercial uses in the Local Plan area outside of the City Centre, or other areas well served by both bus and rail, is discouraged in order to reduce impacts on residential areas and the traffic network.
- 2.6 Population increase and housing choice is encouraged through providing a range of dwelling types across the residential precincts. Residential and mixed-use proposals are encouraged in the commercial precincts by allowing residential floor space to be provided in addition to that permitted for commercial use and by creating environments in commercial areas conducive to residential amenity.

3 Precinct intents

This Local Plan uses precincts and sub-precincts to define areas of discrete land use character and building bulk, structuring development intensities to minimise conflicts at the boundaries. It comprises three residential precincts (the Detached House, Low Rise Residential and High Rise Residential Precincts) and three commercial precincts (the Low Rise Commercial, High Rise Commercial and Police Barracks Precincts).

Map A—Spring Hill Precincts and *Map B—Petrie Terrace Precincts* define either the precincts or sub-precinct areas where relevant.

3.1 Detached House Precinct (DH)

The Detached House Precinct is intended as a heritage and character protection precinct that preserves the area's unified streetscapes featuring traditional built form character and buildings of similar age and generally high integrity. It comprises residential areas featuring cohesive and homogeneous character, suffering little from the intrusion of other forms of development and relatively isolated from the effects of traffic and non-residential development. These areas are unsuitable for higher intensity residential proposals and are buffered from the highest intensity residential and commercial areas by a ring of less intensive uses. As such, residential proposals in the precinct are intended to be in the form of detached houses no greater than two storeys in height strongly reflecting the typical Petrie Terrace and Spring Hill character of 1850 to 1935 housing. Existing traditional character buildings are to be retained wherever possible in preference to new buildings.

Any new proposals within the precinct, including the erection of new houses, restoration, rehabilitation, repairs, alteration or additions, are to be carried out in a style and using materials consistent with the traditional character of the precinct. To ensure the design and appearance of new construction is in accordance with these intentions, erection of new houses, or external additions or alterations to existing dwellings, are subject to the Performance Criteria and Acceptable Solutions of this Local Plan.

The development requirements recognise the practical difficulties of rebuilding on the existing small sites located in areas with narrow and closely spaced roads and sloping terrain. As such, there are no minimum site area requirements for detached houses. The erection of the same type of houses that were originally built, subject to compliance with the requirements of the Local Plan Code, is encouraged. However, the subdivision of existing allotments is not considered to be appropriate.

3.2 Low Rise Residential Precinct (LR1, LR2, LR3 and LR4)

There are four sub-precincts within the Low Rise Residential Precinct providing for a variety of building intensities and housing types. The precinct comprises a band of more intensive residential building, generally following the ridge lines of Gregory Terrace and Petrie Terrace and major roads such as Boundary Street, that buffers areas of detached housing from the commercial precincts. The precinct is intended to retain the traditional urban form and built character and to accommodate multi-unit and single unit dwellings and detached housing. Multi-unit and single unit dwellings are to be compatible with the traditional character of 1850 to 1935 detached houses through incorporating and/or reflecting the main building design and character elements of these older dwellings. New proposals should incorporate any existing traditional character building within the new building and any extensions or alterations should be designed so that they are sympathetic to the style of the existing building.

3.2.1 Intent for Sub-precinct LR1

Sub-precinct LR1 is intended to provide for relatively low-rise medium intensity residential development in the form of two storey townhouses or duplexes. This precinct is located in the residential hearts of Petrie Terrace and Spring Hill and is intended to provide a transition from the style and intensity of development occurring in the Detached House Precinct to the style and intensity occurring in the surrounding precincts that are allocated to higher intensity residential and non-residential uses.

3.2.2 Intent for Sub-precinct LR2

Sub-precinct LR2 is suited to three storey 'walk up' housing. The precinct is generally suited to higher density residential uses due to its visual amenity, proximity to parkland, its elevated location, the size of existing allotments and/or its proximity to the City Centre.

3.2.3 Intent for Sub-precinct LR3

Sub-precinct LR3 is also suited to three storey 'walk up' housing. However, the sub-precinct acts as a buffer between the Detached House Precinct and the commercial precincts. Many of the sites have a frontage to a heavily trafficked road and thus are unsuited to development of a type or intensity likely to generate any substantial volume of vehicular movements.

3.2.4 Intent for Sub-precinct LR4

High intensity residential or non-residential uses are not encouraged in sub-precinct LR4, but the highest feasible intensities for three storey 'walk-up' housing is intended. The appearance of buildings should be sympathetic with building in the adjacent Detached House Precinct.

3.3 High Rise Residential Precinct (HR)

The High Rise Residential Precinct is allocated where the allotments are generally larger, road capacities are greater, services are readily augmented if necessary and where the amenity, character or available views encourage such uses. Generally, high rise apartments are to be concentrated in the southern and western residential parts of Spring Hill following the ridge lines along Leichhardt Street and Wickham Terrace.

The precinct is particularly suited to high rise housing, partly because of its relative closeness to the City Centre, and partly because of its topographic advantages, with ridges along the main roads, and most of the remaining land sloping to the north or north-east.

Considering the diverse range of existing residential and non-residential uses, and proximity of this precinct to the commercial precincts to the east, it is intended that the High Rise Residential Precinct develops for a wide range of residential uses. As it is intended that there should be a variety of residential types, and as it is desirable to allow the opportunity to develop the small sites in the precinct, it is also possible to erect low rise apartments, attached houses or detached houses in accordance with the provisions applicable in the Low Rise Residential Precinct.

3.4 Low Rise Commercial Precinct (LC1, LC2, LC3, LC4 and LC5)

The Low Rise Commercial Precinct is divided into five sub-precincts. Many of the provisions applicable to the precinct are similar to those applying in the Low Rise Residential Precinct. In both precincts, development is facilitated on small sites and is to be compatible with the traditional Spring Hill and Petrie Terrace character. It is intended that proposals in most of the sub-precincts are built close to or on the alignment and that most of the available space in front of and around the buildings be landscaped. Proposals with large setbacks allocated particularly to carparking is not encouraged as this would be detrimental to the character of the precinct.

Preferred non-residential uses are those that are not likely to attract a significant number of business trips or cause non-local traffic impacts in the residential precincts.

3.4.1 Intent for Sub-precinct LC1

Proposals in sub-precinct LC1 are intended to be up to three storeys in height, set back from the road alignment and exhibiting a residential character. The sub-precinct complements the role of neighbouring commercial precincts and provides a transition between commercial and residential areas. Mixed-use proposals allowing people to both live and work on the same site are encouraged.

3.4.2 Intent for Sub-precinct LC2

Proposals in sub-precinct LC2 are intended to be up to two storeys in height and also set back from the road alignment. It is intended that it complement existing and proposed development in neighbouring residential areas in respect of scale, bulk and other design features.

3.4.3 Intent for Sub-precinct LC3

It is intended that sub-precinct LC3 complement the role of sub-precinct LC4 while recognising the nature and function of prior buildings and existing uses. Proposals should be up to three storeys in height and may be built to the alignment where appropriate in the streetscape. New buildings should incorporate sufficient carparking facilities to meet parking needs on site and residual areas should be landscaped. Mixed use proposals are also encouraged.

3.4.4 Intent of Sub-precinct LC4

Sub-precinct LC4 is intended as a heritage and character protection precinct that preserves the commercial building types, including commercial character buildings, and streetscapes that predominated in the precinct during the period from 1850 to 1920. Any new proposals within the precinct, including the erection of buildings, restoration, rehabilitation, repairs, alteration or additions, are to be carried out in a style and using materials consistent with the traditional character of the precinct. In order to maintain continuity of facades along Caxton Street, building up to the alignment of Caxton Street is required. The provision of continuous pedestrian shelter where appropriate in the streetscape, is also considered essential to the retention of character. New proposals are intended to be no more than two storeys in height. The provision of off-street parking is essential as this precinct borders residential areas already experiencing significant impacts from commercial uses in the area.

3.4.5 Intent of Sub-precinct LC5

Sub-precinct LC5 recognises the existence of buildings erected for non-residential purposes which have continued to be used in this way. Any new buildings in this precinct should complement existing and proposed buildings in sub-precinct LR4 in respect of scale, bulk and design features. New proposals should be no more than two storeys in height and generally set back from the road alignment. Any proposal that would attract vehicle-based shopping trips is considered inappropriate.

3.5 High Rise Commercial Precinct (HC1, HC2, HC3 and HC4)

The four sub-precincts in the High Rise Commercial Precinct can be considered as four bands of building intensity stepping out and down from the City Centre. These bands provide the basis for graduating the intensity, height and nature of uses, with the highest being closest to the City Centre, and the lowest merging with the Low Rise Residential Precincts north of Boundary Street.

Residential and mixed-use proposals are encouraged through enabling gross floor area in excess of the maximum permitted for non-residential uses. However, the permitted intensity of residential buildings reduces between successive precincts in a similar manner to that of non-residential buildings. The type of activities envisioned within the various precincts also varies with distance from the City Centre.

The requirements for commercial uses in the precinct are more detailed because of the concern to create an environment conducive to residential uses. Awnings are

to be provided to shelter pedestrians from the impacts of sun and rain. It is intended that new proposals further enhance the precinct's character through the introduction of landscaping of set-back areas, provision of garden planters and the establishment of street trees. Proposals providing mid-block public pedestrian connections between such roads as Leichhardt Street, Astor Terrace and Wickham Terrace are encouraged.

The environment for the first two or three storeys will be of essentially commercial character and in the form of a podium extended to the boundaries, except where front setbacks are required. Tower construction is intended above the podium, providing open space at the upper levels, and where residential uses are proposed, providing opportunities for outdoor living areas on roof decks. The location and plan shape of towers is to be carefully designed to minimise impacts of loss of light, air and outlook to buildings in the vicinity.

3.5.1 Intent of Sub-precinct HC1

Sub-precinct HC1 is suited to the highest intensity of both residential and non-residential uses within the Local Plan because of its close proximity to the City Centre, Central Station, bus routes, and parking facilities, and accessibility to major traffic arteries.

Centre Activities providing commercial, technical and professional services for the activities of the City Centre are considered most appropriate. However, specialist medical functions contribute substantially to the character of the sub-precinct and their continued concentration is encouraged. Residential opportunities are provided in the form of high rise multi-unit dwellings and short term accommodation.

3.5.2 Intent of Sub-precinct HC2

Sub-precinct HC2 is well beyond the average walking distances from the main bus routes and centres of activity in the City Centre and is only just within such distance from Central Station. In addition, the topography is not encouraging for pedestrians. For these reasons the maximum commercial plot ratio in this precinct is roughly a third less than that in sub-precinct HC1.

In sub-precinct HC2, residential and non-residential activities similar to those encouraged in HC1 are possible. Uses associated with medical and other professional and technical services are also catered for.

3.5.3 Intent of Sub-precinct HC3

Sub-precinct HC3 is remote from the City Centre and the main public transport routes and, as such, the majority of employees could be expected to commute

by car. In addition to increasing congestion on the arterial street system, large scale uses would increase the demand for day time parking and have adverse impact on the residential precincts of Spring Hill. Consequently the plot ratio for commercial uses has been matched to that of equivalent areas outside the Local Plan.

While many of the uses possible in sub-precinct HC3 are the same as HC1 and HC2, the sub-precinct is intended to have a distinctive character. Non-residential uses considered most acceptable are those encountered in the transitional areas at the fringe of the City Centre.

3.5.4 Intent of Sub-precinct HC4

Sub-precinct HC4 has also been matched to that of equivalent areas outside the Local Plan due to its distance from public transport and the City Centre and is intended to have the same character of land use as found in HC3. However, a range of activities is provided for in circumstances where no detriment would be likely to the amenity of existing or future residential uses and proposals.

3.6 Police Barracks Precinct

It is intended that new development within this precinct integrates the existing significant buildings. Any development is to be carried out in a manner that does not prejudice the retention and appearance of the existing buildings, including the Police Barracks buildings, and be of a scale that will complement and be consistent with the architectural building forms and style of those buildings. New development is also to be cognisant of the landmark qualities of the precinct and the impact upon the city skyline that any new building work may have.

The precinct is divided into four sub-precincts, all of which combine with a level of assessment table and specific Performance Criteria and Acceptable Solutions to ensure an appropriate nature and intensity of use is achieved.

3.7 Special Areas

Map C—Spring Hill Special Areas and *Map D—Petrie Terrace Special Areas* indicate the Special Areas of this Local Plan.

There are a number of existing uses throughout the Local Plan area that do not comply with the intent of the precinct in which the sites are located. However, where these uses are generally well established and accepted by the community, they have been included as a Special Area to provide for the continuation of the use. Reasonable intensification and expansion of the use is possible provided it is located within the defined boundaries of the Special Area. Other Special Areas have been created to provide for the inclusion of alternative

purposes or consideration of slightly higher residential intensities, where a particular planning problem has been identified and the potential exists to rectify it by applying more flexible planning provisions.

It is intended that all proposals in Special Areas comply with the provisions of the Local Plan Code pertaining to the precinct in which the site is located. However, where the functions and other intrinsic characteristics of the particular purpose or any special circumstances of the site make such compliance unreasonable, variation is possible provided the proposal exhibits the built form character intended for the precinct. If for some reason any existing use should cease, the site concerned should be developed under the normal provisions that apply in the precinct in which it is located. However, where lawfully erected existing buildings are destroyed, they are able to be rebuilt provided the new development does not contravene the Local Plan Code to any greater extent.

4 Level of assessment

This Local Plan is subject to the following level of assessment tables and is **not** subject to the levels of assessment in Chapter 3.

A preliminary approval may change the level of assessment identified in this table.

The trigger for assessment in the level of assessment tables 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.

Any renovations or extensions to a building that are stated in the Residential Design—Character Code and/or the Residential Design—Small Lot Code as not requiring assessment **will** require assessment under this Local Plan.

4.1 General—Unless specified in a particular precinct for this Local Plan

A. Where located in the Parkland Area

Self Assessment		Applicable Codes	
1.	Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code	Light Nuisance Code	
2.	Park where complying with the Acceptable Solutions in the Park Code	Park Code	
Code Assessment		Applicable Codes	
		For all development: Petrie Terrace and Spring Hill Local Plan Code AND	
1.	Operational work for Filling or Excavation	Filling and Excavation Code	
2.	Building work (including demolition) on the site of a Heritage Place or within a Heritage Precinct where not impact assessable ⁽¹⁾	Heritage Place Code (this Code contains full details of when building work is code assessable)	
3.	Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct ⁽¹⁾	Heritage Place Code	
4.	Reconfiguring a lot other than volumetric subdivision not associated with an existing or approved building	Subdivision Code	
5.	Satellite Dish (where not exempt development)	Satellite Dish Code	
Impact Assessment		Relevant Codes	
Generally appropriate			
		For all development: Petrie Terrace and Spring Hill Local Plan Code AND	
1.	Building work, operational work or reconfiguring a lot on the site of a Heritage Place or a Heritage Precinct ⁽¹⁾	Heritage Place Code (this Code contains full details of when development is impact assessable)	
2.	Park where not complying with the Acceptable Solutions in the Park Code	Park Code	
3.	Volumetric subdivision where not associated with an existing or approved building	Subdivision Code	
4.	Youth Club		
Generally appropriate			
1.	Demolition or removal of a Heritage Place or within a Heritage Precinct	Heritage Place Code	
2.	Any other material change of use		

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

B. Where located in the Character Residential Area or Low-medium Density Residential Area

Self Assessment	Applicable Codes
1. Commercial Character Building Activities (except Restaurant) where in a Commercial Character Building and complying with the Acceptable Solutions in the Commercial Character Building Code	Commercial Character Building Code
2. Home Business where complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
3. House where complying with the Acceptable Solutions in the House Code	House Code
4. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code	Light Nuisance Code
5. Park where complying with the Acceptable Solutions in the Park Code	Park Code
Code Assessment	Applicable Codes
	For all development: Petrie Terrace and Spring Hill Local Plan Code AND
1. Operational work for Filling or Excavation	Filling and Excavation Code
2. Building work on the site of a Heritage Place or within a Heritage Precinct where not impact assessable ⁽¹⁾	Heritage Place Code (this Code contains full details of when building work is code assessable)
3. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct ⁽¹⁾	Heritage Place Code
4. House in the Demolition Control Precinct where on a lot equal to or greater than 450m ² and with an average width equal to or greater than 15m, or rear lot equal to or greater than 600m ² (excluding access way)	Residential Design—Character Code and House Code
5. Reconfiguring a lot where: <ul style="list-style-type: none"> all resulting lots are 450m² or greater with an average width 15m or greater, and all resulting rear lots are 600m² or greater (excluding access way), or entailing only the subdivision of existing or approved buildings, except houses 	Subdivision Code
6. Satellite Dish (where not exempt development)	Satellite Dish Code
7. Single Unit Dwelling (where not involving building work) and involving reconfiguring a lot to create the required freehold lot	Residential Design—Single Unit Dwelling Code and Subdivision Code
Code Assessment	Applicable Codes
Notifiable	
	For all development: Petrie Terrace and Spring Hill Local Plan Code AND

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> Commercial Character Building Activities where in a Commercial Character Building and: <ul style="list-style-type: none"> for a Restaurant, or not complying with the Acceptable Solutions in the Commercial Character Building Code Demolition or removal in the Demolition Control Precinct, or of a Commercial Character Building, or of a Multi-unit Dwelling (where a registered boarding house) Reconfiguring a lot, other than subdivision of existing or approved buildings, where any resulting lot is 400m² or greater but less than 450m² 	<p>Commercial Character Building Code</p> <p>Demolition Code</p> <p>Subdivision Code</p>
Impact Assessment	Relevant Codes
Generally appropriate	
<ol style="list-style-type: none"> Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct⁽¹⁾ Home Business where not complying the self assessable Acceptable Solutions in the Home Business Code Park where not complying with the Acceptable Solutions in the Park Code Single Unit Dwelling (where involving building work) and involving reconfiguring a lot to create the required freehold lot OR Building work to an existing Single Unit Dwelling Volumetric subdivision where not associated with an existing or approved building 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code AND</p> <p>Heritage Place Code (this Code contains full details of when development is impact assessable)</p> <p>Home Business Code</p> <p>Park Code</p> <p>Residential Design—Single Unit Dwelling Code and Subdivision Code</p> <p>Subdivision Code</p>
Generally inappropriate	
<ol style="list-style-type: none"> Demolition or removal of a Heritage Place or within a Heritage Precinct Reconfiguring a lot where: <ul style="list-style-type: none"> any resulting lot is less than 400m² or with an average width of less than 10m, or any resulting rear lot is less than 600m² (excluding access way), or the subdivision of existing or approved buildings that includes houses Any other material change of use 	<p>Heritage Place Code</p> <p>Subdivision Code</p>

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

C. Where located in the Medium Density Residential Area or High Density Residential Area

Self Assessment	Applicable Codes
1. Commercial Character Building Activities (except Restaurant) where in a Commercial Character Building and complying with the Acceptable Solutions in the Commercial Character Building Code	Commercial Character Building Code
2. Home Business where complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
3. House where complying with the Acceptable Solutions in the House Code	House Code
4. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code	Light Nuisance Code
5. Park where complying with the Acceptable Solutions in the Park Code	Park Code
Code Assessment	Applicable Codes
	For all development: Petrie Terrace and Spring Hill Local Plan Code AND
1. Operational work for Filling or Excavation	Filling and Excavation Code
2. Building work on a Heritage Place or within a Heritage Precinct where not impact assessable ⁽¹⁾	Heritage Place Code
3. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct ⁽¹⁾	Heritage Place Code
4. Reconfiguring a lot where: <ul style="list-style-type: none"> all resulting lots are 450m² or greater with an average width of 15m or greater, and all resulting rear lots are 600m² or greater (excluding accessway), or entailing only the subdivision of existing or approved buildings, except houses 	Subdivision Code
5. Satellite Dish (where not exempt development)	Satellite Dish Code
6. Single Unit Dwelling (where not involving building work) and involving reconfiguring a lot to create the required freehold lot	Residential Design—Single Unit Dwelling Code and Subdivision Code
Notifiable	
	For all development: Petrie Terrace and Spring Hill Local Plan Code AND
1. Commercial Character Building Activities where in a Commercial Character Building and: <ul style="list-style-type: none"> for a Restaurant, or not complying with the Acceptable Solutions in the Commercial Character Building Code 	Commercial Character Building Code

Code Assessment	Relevant Codes
2. Demolition or removal of a Commercial Character Building , or of a Multi-unit Dwelling (where a registered boarding house)	Demolition Code
3. Reconfiguring a lot (other than the subdivision of existing or approved buildings) where any resulting lot is 400m ² or greater but less than 450m ²	Subdivision Code
Impact Assessment	Relevant Codes
Generally appropriate	
	For all development: Petrie Terrace and Spring Hill Local Plan Code AND
1. Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct ⁽¹⁾	Heritage Place Code (this Code contains full details of when development is impact assessable)
2. Home Business where not complying the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
3. Park where not complying with the Acceptable Solutions in the Park Code	Park Code
4. Single Unit Dwelling (where involving building work) and involving reconfiguring a lot to create the required freehold lot OR Building work to an existing Single Unit Dwelling	Residential Design—Single Unit Dwelling Code and Subdivision Code
5. Volumetric subdivision where not associated with an existing or approved building	Subdivision Code
Generally inappropriate	
1. Demolition or removal of a Heritage Place or within a Heritage Precinct	Heritage Place Code
2. Reconfiguring a lot where: <ul style="list-style-type: none"> any resulting lot is less than 400m² or with an average width of less than 10m, or any resulting rear lot is less than 600m² (excluding access way), or the subdivision of existing or approved buildings that includes houses 	Subdivision Code
3. Any other material change of use	

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

D. Where located in a Multi-purpose Centre

Self Assessment		Applicable Codes
1. Home Business where complying with the self assessable Acceptable Solutions in the Home Business Code		Home Business Code
2. Outdoor Lighting where complying with the Acceptable Solutions in the Light Nuisance Code		Light Nuisance Code
3. Park where complying with the Acceptable Solutions in the Park Code		Park Code
Code Assessment		Applicable Codes
		For all development: Petrie Terrace and Spring Hill Local Plan Code AND
1. Operational work for Filling or Excavation		Filling and Excavation Code
2. Building work on the site of a Heritage Place or within a Heritage Precinct where not impact assessable ⁽¹⁾		Heritage Place Code (this Code contains full details of when building work is code assessable)
3. Building work, operational work or reconfiguring a lot on land adjoining a Heritage Place or a Heritage Precinct ⁽¹⁾		Heritage Place Code
4. Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code		Home Business Code
5. Reconfiguring a lot , (other than volumetric subdivision not associated with an existing or approved building)		Subdivision Code
6. Satellite Dish (where not exempt development)		Satellite Dish Code
7. Single Unit Dwelling and involving reconfiguring a lot to create the required freehold lot OR Building work to an existing Single Unit Dwelling		Residential Design—Single Unit Dwelling Code and Subdivision Code
8. Telecommunication Tower		Telecommunication Tower Code
Notifiable		
1. Demolition or removal in the Demolition Control Precinct , or of a Registered Boarding House		Demolition Code
Impact Assessment		Relevant Codes
Generally appropriate		
		For all development: Petrie Terrace and Spring Hill Local Plan Code AND
1. Building work, operational work or reconfiguring a lot on the site of a Heritage Place or within a Heritage Precinct ⁽¹⁾		Heritage Place Code (this Code contains full details of when development is impact assessable)
2. Park where not complying with the Acceptable Solutions in the Park Code		Park Code
3. Volumetric subdivision where not associated with an existing or approved building		Subdivision Code

Impact Assessment	Relevant Codes
Generally inappropriate	
<ol style="list-style-type: none"> Demolition where not part of a committed program to exercise a development permit <i>Note: a committed program can be demonstrated through a statutory declaration from the landowner that within 3 months of demolition, building work will commence on the site to effect a development permit</i> Demolition or removal of a Heritage Place or within a Heritage Precinct Any other material change of use 	Heritage Place Code

(1) If an application for development of a Heritage Place or within a Heritage Precinct, or of land adjoining a Heritage Place or a Heritage Precinct is also triggered by a material change of use, then the application will be subject to the highest level of assessment trigger, and both sets of specified Codes.

4.2 Detached House Precinct

Code Assessment	Applicable Codes
<p>Any of the following purposes where not exceeding the gross floor area and complying with the code assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> Education Purposes in SA4 where character buildings and significant trees are retained House 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code and Residential Design—Character Code AND</p> <p>Centre Amenity and Performance Code</p> <p>House Code</p>
Impact Assessment	Relevant Codes
Generally appropriate	
<p>Any of the following purposes where not exceeding the gross floor area and complying with the impact assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> Carpark in SA14 Education Purposes in SA4 where character buildings and significant trees are retained House Indoor Sport and Recreation (theatre) in SA21 where existing detached character houses are retained 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code and Residential Design—Character Code AND</p> <p>House Code</p>

4.3 Low-Rise Residential Precinct

Code Assessment	Applicable Codes
<p>Any of the following purposes where not exceeding the gross floor area and complying with the code assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> Education Purposes in SA4, SA5 and SA20 where character buildings and significant trees are retained Emergency Services in SA13 House Office in SA16 and SA19 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code and Residential Design—Character Code AND</p> <p>Centre Amenity and Performance Code</p> <p>Centre Amenity and Performance Code</p> <p>House Code</p> <p>Centre Amenity and Performance Code</p>
Impact Assessment	Relevant Codes
Generally appropriate	
<p>Any of the following purposes where not exceeding the gross floor area and complying with the impact assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> Carpark in SA3 where ancillary parking for adjoining development not within LR2 Child Care Facility Club in SA5, SA6, SA10, SA13 and SA20 Community Facilities (church) Education Purposes in SA5, SA20 and in SA4 where character buildings and significant trees are retained Emergency Services in SA13 Health Care Purposes in SA7 House Indoor Sport and Recreation (theatre) in SA21 where existing detached character houses are retained Indoor Sport and Recreation in SA6 and SA20 Multi-unit Dwelling in LR2, LR3, LR4, and LR1 where the site has a frontage to Brunswick Street, and in SA5 Multi-unit Dwelling (townhouse or duplex) in LR1 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code and Residential Design—Character Code AND</p> <p>Child Care Facility Code</p> <p>House Code</p> <p>Residential Design—Low Density, Character and Low-medium Density Code</p>

Impact Assessment	Relevant Codes
14. Office in SA16 and SA19	Outdoor Sport and Recreation Code
15. Office in LR3 where not occupying more than 50% of the gross floor area	
16. Outdoor Sport and Recreation in SA20 Outdoor Sport and Recreation Code	
17. Radio or Television Station in LR3	
18. Short-term Accommodation in LR2 and LR3	
19. Veterinary Facility in LR3	Short Term Accommodation Code

4.4 High-Rise Residential Precinct

Code Assessment	Applicable Codes
<p>Any of the following purposes where not exceeding the gross floor area and complying with the code assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> House Office in SA9 Shop in SA9 <p><i>Note: development for any of the above purposes is subject to the Code Assessment Acceptable Solutions for the Low Rise Residential Precinct</i></p>	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code AND</p> <p>House Code Centre Amenity and Performance Code Centre Amenity and Performance Code</p>
Impact Assessment	Relevant Codes
Generally appropriate	
<p>Any of the following purposes where not exceeding the gross floor area and complying with the impact assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <p>A. Any of the following purposes may apply the impact assessment Acceptable Solutions for the Low-Rise Residential Precinct in lieu of the impact assessment Solutions for the High-Rise Precinct:</p> <ol style="list-style-type: none"> House Multi-unit Dwelling Office in SA9 Shop in SA9 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code AND</p> <p>House Code Residential Design—Low Density, Character and Low-medium Density Code Centre Amenity and Performance Code Centre Amenity and Performance Code</p>

Impact Assessment	Relevant Codes
<p>B. Any of the following purposes:</p> <ol style="list-style-type: none"> Centres Activities in SA2 and SA22 where character buildings and significant trees are retained Child Care Facility Community Facilities (church) Health Care Purposes with ancillary Offices or Carpark in SA8 Home Business Multi-unit Dwelling Restaurant in SA9 Short-term Accommodation Utility Installation 	<p>Centre Amenity and Performance Code</p> <p>Child Care Facility Code</p> <p>Centre Amenity and Performance Code</p> <p>Centre Amenity and Performance Code</p> <p>Home Business Code</p> <p>Residential Design—High Density Code</p> <p>Centre Amenity and Performance Code</p> <p>Short Term Accommodation Code</p> <p>Centre Amenity and Performance Code</p>

4.5 Low-Rise Commercial Precinct

Code Assessment	Applicable Codes
<p>Any of the following purposes where not exceeding the gross floor area and complying with the code assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> Community Facilities (public building) Convention Centre (function room) where in SA19 Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code House Multi-unit dwelling Office Shop in LC2, LC3, LC4, LC5 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code AND</p> <p>Centre Amenity and Performance Code</p> <p>Centre Amenity and Performance Code</p> <p>Home Business Code</p> <p>House Code and Residential Design—Character Code</p> <p>Residential Design—Low Density, Character and Low-medium Density Code, and Residential Design—Character Code</p> <p>Centre Amenity and Performance Code</p> <p>Centre Amenity and Performance Code</p>
Impact Assessment	Relevant Codes
<p>Generally appropriate</p> <p>Any of the following purposes where not exceeding the gross floor area and complying with the Impact Assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p>	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code AND</p>

Impact Assessment	Relevant Codes
1. Carpark	Centre Amenity and Performance Code
2. Child Care Facility in LC1, LC2, LC3, LC4	Centre Amenity and Performance Code
3. Community Facilities	Centre Amenity and Performance Code
4. Convention Centre where in SA19	Centre Amenity and Performance Code
5. Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code	Home Business Code
6. Hotel in LC2, LC3, LC4	Centre Amenity and Performance Code
7. House	House Code and Residential Design—Character Code
8. Industry (where not identified in Schedule 1 or Schedule 2 Industrial Area provisions and not exceeding 100m ² gross floor area)	Industrial Amenity and Performance Code
9. Multi-unit Dwelling	Residential Design—Low Density, Character and Low-medium Density Code and Residential Design—Character Code
10. Nightclub in LC2, LC4	Centre Amenity and Performance Code
11. Office	Centre Amenity and Performance Code
12. Radio or Television Station	Centre Amenity and Performance Code
13. Restaurant in LC2, LC4 and SA18	Centre Amenity and Performance Code
14. Shop in LC2, LC3, LC4, LC5	Centre Amenity and Performance Code
15. Short-term accommodation in LC1, LC3	Centre Amenity and Performance Code and Short Term Accommodation Code
16. Utility Installation	Centre Amenity and Performance Code
17. Veterinary Facility in LC1, LC2	Centre Amenity and Performance Code

4.6 High-Rise Commercial Precinct

Code Assessment	Applicable Codes
<p>Any of the following purposes where not exceeding the gross floor area and complying with the code assessment Acceptable Solutions of the Petrie Terrace and Spring Hill Local Plan Code:</p> <ol style="list-style-type: none"> Child Care Facility Club Community Facilities (public building) Home Business where not complying with the self assessable Acceptable Solutions in the Home Business Code Hotel Indoor Sport and Recreation Industry (where not identified in Schedule 1 or Schedule 2 Industrial Area provisions and not exceeding 100m² gross floor area) Multi-unit dwelling 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code, Centre Amenity and Performance Code AND</p> <p>Home Business Code</p> <p>Residential Design—High Density Code</p>

4.7 Police Barracks Precinct

A. Where located in Sub-precinct (a)

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> 1. Carpark where not exceeding 130 vehicles and operating between 6pm and 6am daily 2. Child Care Facility 3. Cinema 4. Club 5. Community Facilities 6. Convention Centre 7. Education Purposes 8. Garden Centre where not exceeding 70m² gross floor area 9. Indoor Sport and Recreation 10. Industry (where not identified in Schedule 1 or Schedule 2 Industrial Area provisions and not exceeding 100m² gross floor area) 11. Multi-unit Dwelling 12. Nightclub 13. Office 14. Radio or Television Station 15. Restaurant 16. Shop on the ground storey of any building 17. Short-term Accommodation 18. Veterinary facility where not exceeding 70m² gross floor area 19. Youth Club 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code, Centre Amenity and Performance Code and Centre Design Code AND</p> <p>Residential Design—Character Code</p> <p>Short Term Accommodation Code</p>

B. Where located in Sub-precinct (b)

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> 1. Cinema 2. Club 3. Community Facilities 4. Convention Centre 5. Nightclub 6. Office 7. Restaurant 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code, Centre Amenity and Performance Code and Centre Design Code AND</p>

C. Where located in Sub-precinct (c)

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> 1. Carpark where not exceeding 295 vehicles and operating between 6pm and 6am daily 2. Child Care Facility 3. Cinema 4. Club 5. Community Facilities 6. Convention Centre 7. Education Purposes 8. Garden Centre where not exceeding 70m² gross floor area 9. Indoor Sport and Recreation 10. Industry (where not identified in Schedule 1 or Schedule 2 Industrial Area provisions and not exceeding 100m² gross floor area) 11. Multi-unit Dwelling 12. Nightclub 13. Office 14. Radio or Television Station 15. Restaurant 16. Shop on the ground storey of any building 17. Veterinary facility where not exceeding 70m² gross floor area 18. Youth Club 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code and Centre Amenity and Performance Code AND</p> <p>Industrial Amenity and Performance Code</p> <p>Residential Design—Character Code</p>

D. Where located in Sub-precinct (d)

Code Assessment	Applicable Codes
<ol style="list-style-type: none"> 1. Child Care Facility 2. Cinema 3. Club 4. Community Facilities 5. Convention Centre 6. Education Purposes 7. Garden Centre 	<p>For all development: Petrie Terrace and Spring Hill Local Plan Code For all development excluding Industry: Centre Amenity and Performance Code and Centre Design Code AND</p>

Code Assessment	Applicable Codes
8. Indoor Sport and Recreation	
9. Industry where not identified in Schedule 1 or Schedule 2 Industrial Areas	Child Care Facility Code Industrial Amenity and Performance Code and Industrial Design Code
10. Nightclub	
11. Office	
12. Radio or Television Station	
13. Restaurant	
14. Shop	
15. Veterinary facility	
16. Youth Club	

5 Petrie Terrace and Spring Hill Local Plan Code

This Code provides additional and/or alternative Acceptable Solutions to the Codes in Chapter 5 and take precedence over the Codes in Chapter 5.

The purpose of this Local Plan Code is to ensure that development in the Local Plan Area is consistent with the Development Principles and Precinct Intents of this Local Plan.

This Local Plan Code may also change the level of assessment by the setting out of Acceptable Solutions that will require consideration under an alternative level of assessment.

Performance Criteria and Acceptable Solutions

5.1 General

Performance Criteria	Acceptable Solutions
Access, parking and servicing	
P1 Vehicle access and parking must be provided, designed and located to ensure convenient and safe parking and vehicular access that does not detract from the aesthetics or amenity of the area	A1.1 For the purpose of a House: <ul style="list-style-type: none"> • a minimum of one carparking space is provided OR <ul style="list-style-type: none"> • where the area of the site is less than 200m² and it would be impracticable to require a carparking space, no on-site carparking is required A1.2 Any activity in Sub-precinct HC1 provides <ul style="list-style-type: none"> • not more than 1 carparking space per 125m² of gross floor area for non-residential development or the non-residential part of a development in a mixed use development • not less than 1 carparking space per dwelling unit and not more than 1.5 spaces per dwelling unit for residential development or the residential part of a mixed use development A1.3 No more than 20 carparking spaces are provided for non-residential activities in the High Rise Commercial Precinct, where alternative access is not possible and the site has a frontage of less than 40m to the following roads: <ul style="list-style-type: none"> • Boundary Street • Leichhardt Street • Little Edward Street • Turbot Street • Upper Edward Street • Wharf Street • Wickham Street

Performance Criteria	Acceptable Solutions
	<p>A1.4 An Office where located in a Low Rise Residential Precinct provides no more than 10% additional carparking spaces than required under the Transport, Access, Parking and Servicing Code</p> <p>A1.5 Unless access cannot be reasonably provided from some other road frontage or alternative location, vehicle access is not provided either directly from or within 9m of an intersection with the following roads:</p> <ul style="list-style-type: none"> • Boundary Street • Brunswick Street • Caxton Street • Gregory Terrace • Hale Street • Leichhardt Street • Little Edward Street • Milton Road • Musgrave Road • Petrie Terrace • St Pauls Terrace • Turbot Street • Upper Edward Street • Water Street • Wharf Street • Wickham Terrace <p>A1.6 Unless access cannot be reasonably provided from some other road frontage or alternative location, vehicle access is not provided from a road:</p> <ul style="list-style-type: none"> • less than 7m wide on which traffic normally travels in two directions • less than 5m wide on which traffic normally travels in one direction <p>A1.7 Any activity except for a House or non-residential use requiring 3 or less carparking spaces provides on-site manoeuvring for all types of vehicles where vehicle access is to the roads listed in A1.5 of this Section</p> <p>A1.8 Unless stated to the contrary, parking and vehicular access is provided in accordance with the Transport, Access, Parking and Servicing Code</p>
Outdoor Living	
<p>P2 Any activity must provide outdoor living areas sufficient for resident's needs</p>	<p>A2.1 For the purpose of a House, the following minimum outdoor living area is provided:</p> <ul style="list-style-type: none"> • 60m² and 4.5m minimum horizontal dimension, or

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> • 30m² and 4.5m minimum horizontal dimension where the site has an area of less than 200m² or the shape or topography of the site constrains provision of additional outdoor living area <p>A2.2 Residential or mixed residential/non-residential uses in the High Rise Commercial Precinct provides a minimum outdoor living area of not less than 250m² and 10m minimum horizontal dimension</p> <p>A2.3 Residential and mixed residential/non-residential uses in the Low Rise Commercial Precinct provides an outdoor living area at the rate of:</p> <ul style="list-style-type: none"> • 30% of the site area where more than 50% of the gross floor area is provided for residential purposes, or • 20% otherwise <p>Ground floor dwellings provide directly accessible outdoor living area of not less than 25m² and 4.5m minimum horizontal dimension</p> <p>A2.4 Residential and mixed residential/non-residential uses in the High Rise Residential Precinct provides a minimum outdoor living area of not less than 30% of the area of the site and 5m minimum horizontal dimension</p>
Outlook and orientation of a building	
<p>P3 Any activity must create a high level of amenity and must not reduce the amenity of adjacent uses or detract from the intended character of the Precinct and Local Plan Area</p>	<p>A3.1 Residential or mixed residential/non-residential uses in the Detached House and Low Rise Residential Precincts:</p> <ul style="list-style-type: none"> • orients the windows of habitable rooms towards the front and/or rear boundary of the site, other than in the case of a corner site • orients the windows of habitable rooms to avoid privacy conflicts where outdoor living areas are located adjacent to side boundaries or the development is located on a corner lot <p>A3.2 Residential or mixed residential/non-residential uses in the High Rise Commercial Precinct provide dwellings with an outlook space 10m by 10m in dimension abutting the main window of a living room, where:</p> <ul style="list-style-type: none"> • the sill of that window is located in one side of that space • no structure other than a fence, mast or the like, or part of a balcony of that unit, intrudes upon that space

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> that space is contained within the boundaries of the site of the building containing that unit and/or includes the road abutting it to the centre line of the road
Ancillary building	
<p>P4 Separate structures not used for human habitation that form part of a use must be designed and sited to preserve the amenity of adjacent uses and must be compatible with the building/s that they serve</p>	<p>Code Assessment</p> <p>A4.1 The design and location of ancillary buildings in all precincts is sympathetic to the building/s that they serve and located so as not to detract from the building/s as a whole on the site</p> <p>A4.2 Ancillary buildings located in the Detached House, Low Rise Residential and Low Rise Commercial Precincts:</p> <ul style="list-style-type: none"> do not exceed 2.4m in maximum height, except for a roof that may extend to a maximum of 3.6m in height at the ridge of the roof may extend to a side or rear boundary provided the height above ground level at the boundary is limited to 2m where the building length along the relevant boundary is greater than 6m increase in height within a 45° angle to the horizontal, as the setback increases from a side or rear boundary are compatible with the building types that predominated from 1850 to 1935 <p>Refer to <i>Figure a</i></p> <p>Impact Assessment</p> <p>No Acceptable Solution is prescribed</p>
Clothes drying areas	
<p>P5 All residential dwellings must be provided with clothes drying facilities</p>	<p>A5 Private or communal clothes drying facilities are provided for all residential dwellings</p> <p>Communal clothes drying facilities are:</p> <ul style="list-style-type: none"> open to sky not less than 3m wide not less than 40m² in area not visible from nearby roads and public places <p>Heat operated dryers are only provided where it is demonstrated that it would be unreasonable to provide private or communal exterior clothes drying facilities</p>

5.2 Residential Precincts—general

Performance Criteria		Acceptable Solutions												
Gross floor area														
<p>P1 Building size and bulk must be of a density consistent with the nature of the locality and must retain an appropriate residential scale and relationship with other buildings</p> <p><i>Note: proposed buildings in the Detached House Precinct are not subject to gross floor area requirements of Codes in Chapter 5</i></p>	<p>A1.1 The gross floor area in Sub-precinct LR1 does not exceed 0.6 times the site area</p>													
	<p>A1.2 The gross floor areas in Sub-precincts LR2, LR3 and LR4 are:</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Gross floor area</th> </tr> </thead> <tbody> <tr> <td>less than 1,200m²</td> <td>1.0 times site area</td> </tr> <tr> <td>1,200m² to 3,000m²</td> <td>1,220m² + 1.4 times (site area minus 1,200m²)</td> </tr> <tr> <td>greater than 3,000m²</td> <td>1.25 times site area</td> </tr> </tbody> </table>	Site area	Gross floor area	less than 1,200m ²	1.0 times site area	1,200m ² to 3,000m ²	1,220m ² + 1.4 times (site area minus 1,200m ²)	greater than 3,000m ²	1.25 times site area					
	Site area	Gross floor area												
	less than 1,200m ²	1.0 times site area												
1,200m ² to 3,000m ²	1,220m ² + 1.4 times (site area minus 1,200m ²)													
greater than 3,000m ²	1.25 times site area													
<p>A1.3 The gross floor areas in the High Rise Residential Precinct are:</p> <table border="1"> <thead> <tr> <th>Site area</th> <th>Gross floor area</th> </tr> </thead> <tbody> <tr> <td>less than 1,000m²</td> <td>0.6 times site area</td> </tr> <tr> <td>1,000m² to 1,200m²</td> <td>600m² + 1.2 times (site area minus 1,000m²)</td> </tr> <tr> <td>over 1,200m² to 1,500m²</td> <td>(1.4 times site area) - 460m²</td> </tr> <tr> <td>over 1,500m² to 3,500m²</td> <td>2,120m² + 2 times (site area minus 1,500m²)</td> </tr> <tr> <td>greater than 3,500m²</td> <td>1.75 times site area</td> </tr> </tbody> </table>	Site area	Gross floor area	less than 1,000m ²	0.6 times site area	1,000m ² to 1,200m ²	600m ² + 1.2 times (site area minus 1,000m ²)	over 1,200m ² to 1,500m ²	(1.4 times site area) - 460m ²	over 1,500m ² to 3,500m ²	2,120m ² + 2 times (site area minus 1,500m ²)	greater than 3,500m ²	1.75 times site area		
Site area	Gross floor area													
less than 1,000m ²	0.6 times site area													
1,000m ² to 1,200m ²	600m ² + 1.2 times (site area minus 1,000m ²)													
over 1,200m ² to 1,500m ²	(1.4 times site area) - 460m ²													
over 1,500m ² to 3,500m ²	2,120m ² + 2 times (site area minus 1,500m ²)													
greater than 3,500m ²	1.75 times site area													
<p>A1.4 In Sub-precinct LR3, the gross floor area for that part of the building used for non-residential purposes does not exceed 50% of the maximum allowable gross floor area for the site</p>														
Site cover														
<p>P2 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the local area</p>	<p>A2.1 Site cover in the Low Rise Residential Precincts does not exceed:</p> <ul style="list-style-type: none"> • 50% of the area of the site, or • 60% of the area of the site where ancillary buildings associated with recreational uses are provided for residential development 													
	<p>A2.2 Site cover in the High Rise Residential Precinct does not exceed:</p> <ul style="list-style-type: none"> • 30% for the first two storeys above ground level • 20% for the third storey above ground level and above 													

Performance Criteria	Acceptable Solutions																									
	The calculation of site cover excludes any part of the site covered by projections such as eaves, awnings or balconies																									
Building height and number of storeys																										
<p>P3 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the local area</p>	<p>Code Assessment</p> <p>A3.1 Building height above ground level and numbers of storeys in the residential precincts does not exceed:</p> <table border="1" data-bbox="917 526 1390 772"> <thead> <tr> <th>Sub-precinct</th> <th>No. of Storeys</th> <th>Eaves Height</th> <th>Ridge Height</th> </tr> </thead> <tbody> <tr> <td>DH, LR1</td> <td>2</td> <td>6.8m</td> <td>11m</td> </tr> <tr> <td>LR2, LR3, LR4</td> <td>3</td> <td>9.7m</td> <td>13.9m</td> </tr> <tr> <td>HR</td> <td>10</td> <td>30m</td> <td>34.2m</td> </tr> </tbody> </table> <p>A3.2 Buildings in the Detached House and Low Rise Residential Precincts do not exceed the eaves height specified in A3.1 of this Section, except for a pitched roof that may extend to the specified ridge height, provided:</p> <ul style="list-style-type: none"> the roof pitch does not commence above the specified eaves height no part of the roof exceeds a maximum pitch of 45° <p>An additional attic storey built into the roof space is appropriate provided the building maintains the appearance of having the number of storeys referred to in A3.1 of this Section</p> <p>For detail in calculating compliance and other exceptions to A3.1 of this Section Refer to <i>Figure b</i></p> <p>Impact Assessment</p> <p>A3.3 Building height above ground level in the Detached House and Low Rise Residential Precincts does not exceed:</p> <table border="1" data-bbox="917 1556 1390 1713"> <thead> <tr> <th>Sub-precinct</th> <th>Eaves Height</th> <th>Ridge Height</th> </tr> </thead> <tbody> <tr> <td>DH, LR1</td> <td>7.5m</td> <td>12m</td> </tr> <tr> <td>LR2, LR3, LR</td> <td>10.6m</td> <td>15.1m</td> </tr> </tbody> </table>	Sub-precinct	No. of Storeys	Eaves Height	Ridge Height	DH, LR1	2	6.8m	11m	LR2, LR3, LR4	3	9.7m	13.9m	HR	10	30m	34.2m	Sub-precinct	Eaves Height	Ridge Height	DH, LR1	7.5m	12m	LR2, LR3, LR	10.6m	15.1m
Sub-precinct	No. of Storeys	Eaves Height	Ridge Height																							
DH, LR1	2	6.8m	11m																							
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Sub-precinct	Eaves Height	Ridge Height																								
DH, LR1	7.5m	12m																								
LR2, LR3, LR	10.6m	15.1m																								
Street frontage setbacks																										
<p>P4 The building setback must complement the setbacks prevailing in the street</p>	<p>A4.1 A 6m minimum building setback from the road alignment is provided on all alignments in the High Rise Residential Precinct and to the following road frontages in all other residential precincts:</p> <ul style="list-style-type: none"> Boundary Street Brunswick Street Caxton Street 																									

Performance Criteria	Acceptable Solutions																
	<ul style="list-style-type: none"> • Gregory Terrace • Hale Street • Milton Road • Musgrave Road • Petrie Terrace • St Pauls Terrace • Water Street • Wickham Terrace <p>A4.2 A 4m minimum building setback is provided on all other road frontages in the Detached House and Low Rise Residential Precincts</p> <p>A4.3 Open verandahs, balconies, carports and ancillary buildings may extend up to 2m into the building setback, and bay windows by not more than 0.75m in the Detached House and Low Rise Residential Precincts</p> <p>A4.4 Buildings fronting Water Street in sub-precinct LR3 may extend to the front alignment</p>																
Side and rear boundary clearances																	
<p>P5 Buildings are well separated from each other to allow for natural light penetration, air circulation, outlook and privacy</p>	<p>Code Assessment</p> <p>A5.1 Boundary clearances in residential precincts are not less than the following:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Sub-precinct</th> <th style="text-align: left;">Side boundary clearance</th> </tr> </thead> <tbody> <tr> <td>DH</td> <td>1.5m</td> </tr> <tr> <td>LR1, LR2, LR3, R4</td> <td>10m, or 6m in a screened situation</td> </tr> <tr> <td>HR</td> <td>0.5 times the building height OR 3m, whichever setback is greater</td> </tr> <tr> <th style="text-align: left;">Sub-precinct</th> <th style="text-align: left;">Rear boundary clearance</th> </tr> <tr> <td>DH</td> <td>10m or 6m in a screened situation</td> </tr> <tr> <td>LR1, LR2, LR3, LR4</td> <td>10m or 6m in a screened situation</td> </tr> <tr> <td>HR</td> <td>0.5 times the building height OR 6m, whichever setback is greater</td> </tr> </tbody> </table>	Sub-precinct	Side boundary clearance	DH	1.5m	LR1, LR2, LR3, R4	10m, or 6m in a screened situation	HR	0.5 times the building height OR 3m, whichever setback is greater	Sub-precinct	Rear boundary clearance	DH	10m or 6m in a screened situation	LR1, LR2, LR3, LR4	10m or 6m in a screened situation	HR	0.5 times the building height OR 6m, whichever setback is greater
Sub-precinct	Side boundary clearance																
DH	1.5m																
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HR	0.5 times the building height OR 6m, whichever setback is greater																

Performance Criteria	Acceptable Solutions
	<p>A screened situation is provided in the Detached House and Low Rise Residential Precincts, where the following is provided along the relevant boundary:</p> <ul style="list-style-type: none"> • a maximum 6.8m building height to eaves • a 1.8m high fixed privacy screen or fence • densely planted screening vegetation able to achieve 6m in height <p>A5.2 A minimum 1.5m side boundary clearance may be provided for part of a building located within 20m of a road frontage in the Low Rise Residential Precinct, provided:</p> <ul style="list-style-type: none"> • total building length is not greater than 15m of which no more than 10m exceeds a building eaves height of 6.8m <p>A5.3 A minimum 3m side boundary clearance may be provided for part of a building located more than 20m from a road frontage in the Low Rise Residential Precinct, provided:</p> <ul style="list-style-type: none"> • total building length is not greater than 15m of which no more than 10m exceeds a building eaves height of 6.8m • a screened situation is provided for a distance of 10m between this part of the building and any other part of the building setback less than 6m from a side boundary <p>A5.4 Open verandahs, balconies and external stairs may extend 1.25m inside the minimum side and rear boundary setbacks in the Low Rise Residential Precinct and the rear boundary setback in the Detached House Precinct, as specified in A5.1 of this Section. Other exceptions, where minimum 1.5m setbacks are possible, are as follows:</p> <ul style="list-style-type: none"> • a minimum side boundary setback to eaves of 1.2m • a minimum side boundary setback to window or sun hoods of 0.75m <p>For detail in calculating compliance in the Low Rise Residential Precinct, refer to <i>Figure c</i></p>

Performance Criteria	Acceptable Solutions
	<p data-bbox="810 248 1043 277">Impact Assessment</p> <p data-bbox="810 309 1390 398">A5.5 Part of a building in the Detached House Precinct may extend to a side boundary, provided:</p> <ul data-bbox="922 412 1390 994" style="list-style-type: none"> • that part of the building is limited to 10m in length with the exception of any extensions or alterations to an existing building (as at 13 June 1997) that maintain the existing boundary setback or greater • advice is provided by adjoining landowners that they have no objection to side boundary clearances less than that specified in A5.1 of this Section in relation to an extension or addition to an existing building • the building is less than 20m in total length along the relevant boundary • that part of the building is not closer than 2m to any habitable room window of a dwelling on an adjoining site <p data-bbox="810 1021 1374 1211">A5.6 Part of a building in the Detached House Precinct may provide a minimum 3m rear boundary clearance where the site is so small or shallow, or the topography such that development would otherwise be rendered impractical or unsatisfactory</p> <p data-bbox="810 1229 1366 1352">A5.7 That part of a building located within 20m of a road frontage in the Low Rise Residential Precinct may extend to a side boundary where:</p> <ul data-bbox="922 1364 1390 1682" style="list-style-type: none"> • total building length is not greater than 15m of which no more than 10m exceeds a building eaves height of 6.8m • the building is not closer than 2m to the habitable room windows of an adjacent dwelling • the building incorporates privacy screening to all windows and openings along the relevant boundary <p data-bbox="810 1693 1382 1816">A5.8 That part of a building located within 20m of a road frontage in the Low Rise Residential Precinct may extend beyond 20m from the road frontage, where:</p> <ul data-bbox="922 1827 1382 1995" style="list-style-type: none"> • the building setback to a side boundary is 1.5m • total building length provided at this setback does not exceed a range of 16.5 to 18m

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> building length provided at this setback does not exceed a range of 11m to 12m where the building height exceeds 6.8m
	<p>A5.9 That part of a building located more than 20m from a road frontage in the Low Rise Residential Precinct, may provide a 1.5m side boundary setback, provided:</p> <ul style="list-style-type: none"> total building length is not greater than 5m, of which no more than 10m exceeds a building eaves height of 6.8m a screened situation is provided for a distance of 10m between this part of the building and any other part of the building setback less than 6m from a side boundary
	<p>A5.10 No Acceptable Solutions are proposed for those sites in the residential precincts abutting commercial precincts or existing non-residential development, where non-residential development is, or may be, erected to the relevant boundary</p>
	<p>A5.11 Part of a building in the High Rise Residential Precinct may be erected within 3m of a side boundary or 6m of a rear boundary where it will result in a significant improvement of the living environment on site, and where natural light penetration, air circulation, outlook and privacy will not be impacted upon</p>

5.3 Detached House Precinct

Performance Criteria	Acceptable Solutions
Building design and character	
<p>P1 New buildings or additions to existing buildings must be compatible and in character with the building types that predominated during the period 1850 to 1920</p> <p>New buildings and extensions to existing buildings must not be replicas, but rather incorporate such basic design features, materials and detailing that give them an external appearance of being in the same design idiom</p>	<p>A1.1 Plan Form—A building, or extensions to existing buildings, incorporates an orthogonal plan form with outside walls aligned to reflect those of adjoining buildings.</p> <p>Refer to <i>Figure d</i></p> <p>A1.2 Roof Design—Building roofs are comprised of a dominant, symmetrical and steeply pitched portion but may also feature steeply pitched gables and hips, with or without secondary lean-to sections. Their design is to be consistent with roof types illustrated in <i>Figures e and f</i> but not those depicted in <i>Figure g</i></p>

Performance Criteria	Acceptable Solutions
	<p>Roofs are constructed from corrugated sheet metal of a compatible profile and incorporate ridges, valleys, barges and fascias together with roof drainage compatible with the details depicted in <i>Figure h</i></p> <p>A1.3 External Walls—External walls are sheeted in wide-profile weatherboards, chamferboards or other lightweight materials. Brick and masonry construction is only acceptable where:</p> <ul style="list-style-type: none"> • it is rendered and painted • lightweight sheeting is also incorporated in the external wall detailing • the building does not include other features alien to the building types which predominated from 1850 to 1920 <p>A1.4 Windows and Doors—The windows and doors contained in any external wall of a building that is visible from the street or other public place are compatible with the design and type detailed in <i>Figure i</i>. The design and placement of windows and doors in visible external walls:</p> <ul style="list-style-type: none"> • emphasises openings that are of vertical proportions • includes a higher ratio of wall area to window or door • is of a style and construction and incorporate materials sympathetic with the building types that predominated between 1850 and 1920 <p>Windows and doors of timber construction are preferred. However, powder coated aluminium windows may be acceptable where they are consistent with other window and door requirements</p> <p>A1.5 Verandahs—Buildings incorporate an open verandah that overlooks the road frontage of the site and extends across the front elevation, except where a projecting bay of the building prevents this, of a style compatible with the design depicted in <i>Figure j</i></p> <p>Where the verandah is above the ground, it is timber framed and decked, with the area underneath open except for the provision of timber battens, screen curtains or valances between stumps or posts</p>

Performance Criteria	Acceptable Solutions
	<p>The verandah incorporates balustrades of timber or steel rail with infill of either timber framing, dowelling or decorative metal. Any timber latticework or louvres is located above the balustrade railing. Any steps or stairways to verandahs are to be timber framed, decked and balustraded in a like manner to the verandah</p> <p>Post supports are constructed from timber. Other lightweight supports such as metal posts are acceptable provided they are designed and detailed to reflect the scale and form of timber</p> <p>Where it is proposed to enclose an existing verandah or construct a new building without open verandahs, the enclosed area is detailed as if it could serve as a verandah in keeping with the manner suggested in <i>Figure k</i>. Balustrading, louvres and latticework is retained to form part of the enclosure and the external materials are lightweight and distinct from the remainder of the building</p> <p>A1.6 Fences—Any fencing along a road frontage is between 0.75m and 1.5m in height and constructed in open style similar to timber pickets and complimentary to the type detailed in <i>Figure l</i></p> <p>A1.7 Colour Schemes—All buildings, ancillary buildings and fences are painted in a colour scheme compatible with the schemes that predominated from 1850 to 1920</p> <p><i>Note: minor variations from the character requirements are possible where it is demonstrated that the variation is reasonable and would not substantially detract from the intent of the design requirements</i></p> <p><i>Major variations are possible where it is an extension or addition to a prior building and the style and character of the building is such that it would be unreasonable to require compliance with the design requirements</i></p>
More than one building on a site	
<p>P2 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the Local Plan area.</p>	<p>A2 Where a development in the Detached House Precinct proposes more than one building (other than ancillary buildings), such buildings are to be located in respect of each other and considered under the Local Plan Code as if each building were independently sited</p>
Specific requirements for a carpark in Special Area SA14	
<p>P3 An existing 2 storey carpark not conforming with the nature of activities intended in the Detached House Precinct must not have any further impact upon surrounding residential land uses</p>	<p>A3.1 The overall height of the carpark structure does not exceed 6.2m above ground level (as at 31 October 1984) of which 5.2m is the maximum height to the upper parking deck</p>

Performance Criteria	Acceptable Solutions
	<p>A3.2 The upper parking deck is screened by a 1m high solid wall of not less than 100mm thickness erected around its perimeter, except where openings are required to provide vehicular or pedestrian access</p> <p>A3.3 No part of the carpark structure is to have a side boundary clearance of less than 1.5m or a rear boundary clearance of less than 6m</p>

5.4 Low-Rise Residential Precinct

Performance Criteria	Acceptable Solutions
Building design and character	
<p>P1 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the Local Area</p> <p>New buildings or additions to existing buildings must be compatible and in character with the building types that predominated during the period 1850 to 1935</p> <p>New buildings and extensions to existing buildings must not be replicas, but rather incorporate such basic design features, materials and detailing that give them an external appearance of being in the same design idiom</p>	<p>A1.1 Building Form—Buildings are designed to appear as a series of blocks, each of a size and scale similar to that of a detached house, and which feature:</p> <ul style="list-style-type: none"> • separation by vertical recesses and projections in the exterior walls • articulation through steps in the plane of the exterior walls and roof • external walls and rooflines articulated in a manner similar to detached character houses, such as the addition of lightweight details <p>A1.2 Building Length—Buildings do not exceed 30m in length, unless the external walls of the building are designed to incorporate significant recesses and projections and the roof geometry provides significant variety, to prevent the appearance of inappropriate building form, disproportionate bulk and excessive facade length</p> <p>For one example of how to reduce building bulk, refer to <i>Figure m</i></p> <p>A1.3 Roof Design—Building roofs incorporate steeply pitched gables and hips either with or without secondary leanto sections. Their design is to be consistent with roof types illustrated in <i>Figures e</i> and <i>f</i> but not those depicted in <i>Figure g</i></p> <p>Roofs are constructed from corrugated sheet metal of a compatible profile and incorporate ridges, valleys, barges and fascias together with roof drainage compatible with the details depicted in <i>Figure h</i></p>

Performance Criteria	Acceptable Solutions								
	<p>A1.4 External Walls—External walls are sheeted in wide-profile weatherboards, chamferboards or other lightweight materials. Brick and masonry construction is rendered and painted</p> <p>A1.5 Verandahs—Buildings incorporate an open verandah that overlooks the road frontage of the site and extends across the front elevation, except where a projecting bay of the building prevents this, of a style compatible with those that predominated between 1850 and 1935</p> <p>Where it is proposed to enclose an existing verandah or construct a new building without open verandahs, the enclosed area is to be detailed as if it could serve as a verandah in keeping with the manner suggested in <i>Figure k</i></p> <p>A1.6 Windows and Doors—The windows and doors contained in any external wall of a building that is visible from the street or other public place are compatible with the design and type detailed in <i>Figure i</i>.</p> <p>The design and placement of windows and doors in visible external walls:</p> <ul style="list-style-type: none"> • emphasises openings that are of vertical proportions • includes a higher ratio of wall area to window or door • is of a style and construction and incorporates materials sympathetic with the building types that predominated between 1850 and 1935 								
Building separation distances									
<p>P2 Residential and mixed-use buildings within a site must be designed to be well separated from each other to allow for natural light penetration, air circulation, outlook and privacy</p>	<p>A2.1 Residential and mixed-use buildings have the following separation distances between windows:</p> <table border="1" data-bbox="917 1563 1342 1765"> <thead> <tr> <th>Situation between windows</th> <th>Separation distance</th> </tr> </thead> <tbody> <tr> <td>Facing situation</td> <td>16 m</td> </tr> <tr> <td>Screened facing situation</td> <td>10 m</td> </tr> <tr> <td>Other</td> <td>3m</td> </tr> </tbody> </table> <p>A2.2 Residential and mixed-use buildings have the following separation distances between windows and blank walls:</p>	Situation between windows	Separation distance	Facing situation	16 m	Screened facing situation	10 m	Other	3m
Situation between windows	Separation distance								
Facing situation	16 m								
Screened facing situation	10 m								
Other	3m								

Performance Criteria	Acceptable Solutions		
	Main window	Blank wall length	Separation distance
	Living room	greater than 12m	10m
	Living room	less than 12m	6m
	Other habitable room	greater than 12m	10m
	Other habitable room	less than 12m	3m
	<p>A facing situation occurs when the relevant windows and/or walls are within sight lines extending out at a 30° horizontal angle from the vertical edge of a window</p> <p>A screened situation is provided where a fixed privacy screen or fence is erected across the window sightlines in conjunction with densely planted screening vegetation able to achieve 6m in height</p>		

5.5 High-Rise Residential Precinct

Performance Criteria	Acceptable Solutions	
Site requirement		
P1 Building sites must be large enough to accommodate a building form of an appropriate size and bulk	A1.1	All existing lots within the residential precincts may be developed for the purpose of House irrespective of site area
	A1.2	Building sites in the High Rise Residential Precinct have a minimum site area of 1,500m ² and frontage length of 40m To provide a variety of residential types and opportunities to develop small sites, development on sites having a lesser area and frontage is acceptable provided such development is consistent with the intent and requirements of the Low Rise Residential Precinct, Sub-precinct LR4

5.6 Commercial Precincts—General

Performance Criteria	Acceptable Solutions																								
Site requirements																									
<p>P1 Building size and bulk must be consistent with the density and nature of the local precinct area</p>	<p>A1.1 Gross floor area complies with <i>Tables 1.1</i> or <i>1.2</i> below:</p> <p>Table 1.1—GFA for Non residential Purposes</p> <table border="1"> <thead> <tr> <th>Sub-precinct</th> <th>Gross floor area</th> </tr> </thead> <tbody> <tr> <td>HC1</td> <td>3.5 times the site area</td> </tr> <tr> <td>HC2</td> <td>1.75 times the site area</td> </tr> <tr> <td>HC3, HC4</td> <td>1.5 times the site area</td> </tr> <tr> <td>LC1, LC3</td> <td>1.25 times the site area</td> </tr> <tr> <td>LC2, LC4, LC5</td> <td>1 times the site area</td> </tr> </tbody> </table> <p>Table 1.2—GFA for Residential or Mixed Residential and Non-residential Purposes</p> <table border="1"> <thead> <tr> <th>Sub-precinct</th> <th>Gross floor area</th> </tr> </thead> <tbody> <tr> <td>HC1</td> <td>5 times the site area</td> </tr> <tr> <td>HC2</td> <td>3 times the site area</td> </tr> <tr> <td>HC3, HC4</td> <td>2.5 times the site area</td> </tr> <tr> <td>LC1, LC3</td> <td>1.5 times the site area</td> </tr> <tr> <td>LC2, LC4, LC5</td> <td>1.2 times the site area</td> </tr> </tbody> </table> <p>In a mixed residential/non-residential development, the gross floor area of the non-residential component is not to exceed the amount specified in <i>Table 1.1</i></p> <p>Where the site is in more than one precinct, the maximum gross floor area shall be calculated for each site and then added together</p> <p>A1.2 To promote the provision of publicly accessible landscaped pedestrian scale spaces and pedestrian links through sites in Sub-precincts HC1 or HC2, a gross floor area bonus up to 0.25 times the area of the site may be granted provided the facilities comply with the Acceptable Solutions in the Centre Design Code</p>	Sub-precinct	Gross floor area	HC1	3.5 times the site area	HC2	1.75 times the site area	HC3, HC4	1.5 times the site area	LC1, LC3	1.25 times the site area	LC2, LC4, LC5	1 times the site area	Sub-precinct	Gross floor area	HC1	5 times the site area	HC2	3 times the site area	HC3, HC4	2.5 times the site area	LC1, LC3	1.5 times the site area	LC2, LC4, LC5	1.2 times the site area
Sub-precinct	Gross floor area																								
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Building height and number of storeys																									
<p>P2 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the local area</p>	<p>Code Assessment</p> <p>A2.1 Building height above ground level and numbers of storeys in the commercial precincts does not exceed:</p>																								

Performance Criteria	Acceptable Solutions																													
	<table border="1"> <thead> <tr> <th>Sub-precinct</th> <th>No. of storeys</th> <th>Eaves height</th> <th>Ridge height</th> </tr> </thead> <tbody> <tr> <td>HC1, HC2, HC3</td> <td>10</td> <td>-</td> <td>-</td> </tr> <tr> <td>HC4</td> <td>7</td> <td>-</td> <td>-</td> </tr> <tr> <td>LC1, LC3</td> <td>3</td> <td>11.9m</td> <td>16.3m</td> </tr> <tr> <td>LC2, LC4, LC5</td> <td>2</td> <td>9.7m</td> <td>13.9m</td> </tr> </tbody> </table> <p>No part of a building in the Low Rise Commercial Precinct exceeds the eaves height specified in A2.1 of this Section, except for a pitched roof that may extend to the specified ridge height, provided:</p> <ul style="list-style-type: none"> the roof pitch does not commence above the specified eaves height no part of the roof exceeds a maximum pitch of 45° <p>An additional attic storey set into the roof space is appropriate where the building maintains the appearance referred to in A2.1 of this Section. For detail in calculating compliance and other exceptions, refer to <i>Figure b</i></p> <p>Impact Assessment</p> <p>A2.2 Building height above ground level in the Low Rise Commercial Precincts does not exceed:</p> <table border="1"> <thead> <tr> <th>Sub-precinct</th> <th>Eaves height</th> <th>Ridge height</th> </tr> </thead> <tbody> <tr> <td>LC1, LC3</td> <td>13.0m</td> <td>17.8m</td> </tr> <tr> <td>LC2, LC4, LC5</td> <td>10.6m</td> <td>15.1m</td> </tr> </tbody> </table> <p>A2.3 The maximum number of storeys in sub-precinct HC4 may exceed that specified in A2.1 of this Section provided the building is no greater than 10 storeys</p>	Sub-precinct	No. of storeys	Eaves height	Ridge height	HC1, HC2, HC3	10	-	-	HC4	7	-	-	LC1, LC3	3	11.9m	16.3m	LC2, LC4, LC5	2	9.7m	13.9m	Sub-precinct	Eaves height	Ridge height	LC1, LC3	13.0m	17.8m	LC2, LC4, LC5	10.6m	15.1m
Sub-precinct	No. of storeys	Eaves height	Ridge height																											
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LC1, LC3	13.0m	17.8m																												
LC2, LC4, LC5	10.6m	15.1m																												
Street frontage setbacks																														
<p>P3 Buildings must enhance the character of traditional streetscapes and maintain a sense of open space and pedestrian scale in public and pedestrian areas</p>	<p>A3.1 Below maximum podium height in Sub-precincts HC1 and HC2, buildings are built to the alignment with the exception of buildings fronting the following roads, which require a minimum 3m setback:</p> <ul style="list-style-type: none"> Astor Terrace Bowen Street Leichhardt Street Turbot Street Upper Edward Street (not including the eastern side) 																													

Performance Criteria	Acceptable Solutions								
	<ul style="list-style-type: none"> • Wharf Street (not including the western side between Astor Terrace and Leichhardt Street) • Wickham Terrace <p>A3.2 Above maximum podium height in Sub-precincts HC1 and HC2, buildings are set back a minimum of 6m to roads referred to in A3.1 of this Section and a minimum 3m to all other roads</p> <p>A3.3 Above and below maximum podium height in Sub-precincts HC3 and HC4, the minimum building setback is 6m</p> <p>A3.4 Structures that may extend closer than the minimum building setback to a road frontage in the High Rise Commercial Precinct are:</p> <ul style="list-style-type: none"> • eaves, awnings, screens or the like providing privacy or shelter and extending not more than 1.2m through a building line • columns extending not more than 0.6m through a building line • an awning for pedestrian shelter along the road frontage <p>A3.5 Minimum building setbacks to the following road frontages in the Low Rise Commercial Precinct are:</p> <table border="1" data-bbox="922 1227 1369 1720"> <thead> <tr> <th data-bbox="922 1227 1050 1294">Minimum Setback</th> <th data-bbox="1050 1227 1369 1294">Road Frontages</th> </tr> </thead> <tbody> <tr> <td data-bbox="922 1305 1050 1350">Nil</td> <td data-bbox="1050 1305 1369 1462">Caxton Street and Boundary Street (between Bradley Street and Fortescue Street)</td> </tr> <tr> <td data-bbox="922 1485 1050 1529">6m</td> <td data-bbox="1050 1485 1369 1664">Ayr Street, Boundary Street, Cathie Street, Sackville Street, St Pauls Terrace, Turbot Street, Water Street and Weetman Street</td> </tr> <tr> <td data-bbox="922 1686 1050 1731">4m</td> <td data-bbox="1050 1686 1369 1731">All other frontages</td> </tr> </tbody> </table> <p>A3.6 In the Low Rise Commercial Precinct, open verandahs, balconies, carports and ancillary buildings may extend up to 2m into the building setback and bay windows by not more than 0.75m. Awnings required by the Local Plan to provide pedestrian shelter along the frontage of premises are excluded from building line requirements</p>	Minimum Setback	Road Frontages	Nil	Caxton Street and Boundary Street (between Bradley Street and Fortescue Street)	6m	Ayr Street, Boundary Street, Cathie Street, Sackville Street, St Pauls Terrace, Turbot Street, Water Street and Weetman Street	4m	All other frontages
Minimum Setback	Road Frontages								
Nil	Caxton Street and Boundary Street (between Bradley Street and Fortescue Street)								
6m	Ayr Street, Boundary Street, Cathie Street, Sackville Street, St Pauls Terrace, Turbot Street, Water Street and Weetman Street								
4m	All other frontages								

Performance Criteria	Acceptable Solutions						
Boundary clearance to residential precincts							
<p>P4 Commercial buildings must be well separated from adjoining residential sites to allow for natural light penetration, air circulation, outlook and privacy</p>	<p>Code Assessment</p> <p>A4.1 Boundary clearances to residential precincts do not exceed the following:</p> <table border="1"> <thead> <tr> <th data-bbox="922 432 1023 459">Precinct</th> <th data-bbox="1118 432 1358 495">Side and rear boundary clearance</th> </tr> </thead> <tbody> <tr> <td data-bbox="922 510 1054 573">Low Rise Commercial</td> <td data-bbox="1118 510 1394 573">10m, or 6m in a screened situation</td> </tr> <tr> <td data-bbox="922 589 1054 651">High Rise Commercial</td> <td data-bbox="1118 589 1382 712">0.5 times the building height OR 6m, whichever setback is the greater</td> </tr> </tbody> </table> <p>A screened situation is provided in the Low Rise Commercial Precincts where the following is provided along the relevant boundary:</p> <ul style="list-style-type: none"> • a maximum 8.8m building height to eaves • a 1.8m high fixed privacy screen or fence • densely planted screening vegetation able to achieve 6m in height <p>A4.2 In the High Rise Commercial Precinct, non-habitable areas not exceeding 1.5m in height above ground level may provide a lesser setback where appropriate</p> <p>A4.3 In the Low Rise Commercial Precinct, open verandahs, balconies and external stairs may extend 1.25m inside the minimum setbacks specified in A4.1 of this Section. Other exceptions, where minimum 1.5m setbacks are possible, are as follows:</p> <ul style="list-style-type: none"> • a minimum side boundary setback to eaves of 1.2m • a minimum side boundary setback to window or sun hoods of 0.75m <p>A4.4 A minimum 1.5m side boundary clearance may be provided for part of a building located within 20m of a road frontage in the Low Rise Commercial Precinct abutting a residential precinct, provided that the total building length is not greater than 15m of which no more than 10m exceeds a building eaves height of 8.8m</p> <p>A4.5 A minimum 3m side boundary clearance may be provided for part of a building located more than 20m from a road frontage in the Low Rise Commercial Precinct abutting a residential precinct, provided:</p>	Precinct	Side and rear boundary clearance	Low Rise Commercial	10m, or 6m in a screened situation	High Rise Commercial	0.5 times the building height OR 6m, whichever setback is the greater
Precinct	Side and rear boundary clearance						
Low Rise Commercial	10m, or 6m in a screened situation						
High Rise Commercial	0.5 times the building height OR 6m, whichever setback is the greater						

Performance Criteria	Acceptable Solutions
	<ul style="list-style-type: none"> • total building length is not greater than 15m of which no more than 10m exceeds a building eaves height of 8.8m • a screened situation is provided for a distance of 10m between this part of the building and any other part of the building setback less than 6m from a side boundary <p>For detail in calculating compliance in the Low Rise Commercial Precinct abutting a residential precinct, refer to <i>Figure c</i></p> <p>Impact Assessment</p> <p>A4.6 That part of a building located within 20m of a road frontage in the Low Rise Commercial Precinct abutting a residential precinct may extend to a side boundary where:</p> <ul style="list-style-type: none"> • total building length is not greater than 15m of which no more than 10m exceeds a building eaves height of 8.8m • the building is not closer than 2m to the habitable room windows of an adjacent dwelling • the building incorporates privacy screening to all windows and openings along the relevant boundary <p>A4.7 That part of a building located within 20m of a road frontage in the Low Rise Commercial Precinct abutting a residential precinct may exceed the building lengths and extend beyond 20m from the road frontage, where:</p> <ul style="list-style-type: none"> • the building setback to a side boundary is 1.5m • total building length provided at this setback does not exceed a range of 16.5m to 18m • building length provided at this setback does not exceed a range of 11m to 12m where the building height exceeds 8.8m <p>A4.8 That part of a building located more than 20m from a road frontage in the Low Rise Commercial Precinct abutting a residential precinct may provide a minimum 1.5m side boundary setback, provided:</p> <ul style="list-style-type: none"> • total building length is not greater than 15m, of which no more than 10m exceeds a building eaves height of 8.8m

Performance Criteria	Acceptable Solutions								
	<ul style="list-style-type: none"> a screened situation is provided for a distance of 10m between this part of the building and any other part of the building setback less than 6m from a side boundary 								
Awnings and pedestrian walkways									
<p>P5 Pedestrian footpaths must provide protection from rain and sun and must:</p> <ul style="list-style-type: none"> be continuous and compatible with existing pedestrian shelter allow for street trees and other landscaping be visually compatible with the principal building on the site and walkway structures on other sites in the immediate vicinity of the site 	<p>A5.1 Proposals that include non-residential uses and are located in Sub-precincts LC2, LC3, LC4, HC1 and HC2 provide a continuous pedestrian awning and a paved walkway (where a setback below podium is required) along the following frontages</p> <table border="1"> <thead> <tr> <th>Precinct</th> <th>Road frontage</th> </tr> </thead> <tbody> <tr> <td>HC1</td> <td>Astor Terrace, Turbot Street, Upper Edward Street, Wharf Street and Wickham Terrace</td> </tr> <tr> <td>HC2</td> <td>Leichhardt Street, Upper Edward Street and Wharf Street</td> </tr> <tr> <td>LC2, LC3, LC4</td> <td>Boundary Street, Caxton Street and Petrie Terrace</td> </tr> </tbody> </table> <p>It is the responsibility of the property owner to maintain and periodically refurbish these facilities</p> <p>A5.2 Paved walkways are constructed so that the levels along the length of the paving correspond as far as practicable with the adjoining footpath to avoid steps and other sudden changes in gradient</p> <p>A5.3 Paved walkways and pedestrian awnings are constructed in visually attractive and durable materials. Awnings are visually compatible with the building on the site</p> <p>A5.4 Awnings in Sub-precinct LC4 are roofed with corrugated iron of traditional profile, incorporate traditional roof drainage detailing, and are supported on timber posts. For details of awnings, refer to <i>Figure n</i></p>	Precinct	Road frontage	HC1	Astor Terrace, Turbot Street, Upper Edward Street, Wharf Street and Wickham Terrace	HC2	Leichhardt Street, Upper Edward Street and Wharf Street	LC2, LC3, LC4	Boundary Street, Caxton Street and Petrie Terrace
Precinct	Road frontage								
HC1	Astor Terrace, Turbot Street, Upper Edward Street, Wharf Street and Wickham Terrace								
HC2	Leichhardt Street, Upper Edward Street and Wharf Street								
LC2, LC3, LC4	Boundary Street, Caxton Street and Petrie Terrace								

5.7 Low Rise Commercial Precinct

Performance Criteria	Acceptable Solutions
Building design and character	
<p>P1 New buildings or additions to existing buildings must be compatible and in character with the building types that predominated during the period 1850 to 1920 in Sub-precinct LC4 and building types predominating between 1850 to 1935 in the other sub-precincts</p> <p>New buildings and extensions to existing buildings must not be replicas, but rather incorporate such basic design features, materials and detailing that give them an external appearance of being in the same design idiom</p>	<p>A1.1 General Character—In Sub-precinct LC4, any new building or addition to an existing building is compatible and in character with the building types that predominated during the period 1850–1920 as depicted in <i>Figure n</i></p> <p>A1.2 Above Awning Facade Treatment—In Sub-precinct LC4, a single storey building features a parapet above awning level as depicted in <i>Figure n</i>. Two storey buildings are articulated with features that produce recesses and projections in the wall plane, such as cornices, pilasters and keystone, and have an open roofed verandah at the second level, that:</p> <ul style="list-style-type: none"> • overlooks the Caxton Street frontage of the site • extends along the Caxton Street elevation • has balustrades with infill of timber framing, dowelling or decorative metal • may provide timber louvres or lattice that is located above the balustrade • is compatible with the examples in <i>Figure n</i> <p>A1.3 Roof Design—Building roofs in Sub-precinct LC4 are steeply pitched and constructed from corrugated steel or shingles and are finished with roof drainage detailing appropriate for such building types. Building roofs in Sub-precincts LC1, LC2, LC3 and LC5 incorporate steeply pitched gables and hips, with or without secondary lean-to sections</p> <p>A1.4 External Walls—External walls in Sub-precinct LC4 are sheeted in wide-profile weatherboards, chamferboards or other lightweight materials. Brick and masonry construction is only acceptable where:</p> <ul style="list-style-type: none"> • it is rendered and painted • lightweight sheeting is also incorporated in the external wall detailing • the building does not include other features alien to the building types that predominated from 1850 to 1920

Performance Criteria	Acceptable Solutions
	<p>A1.5 Verandahs—Buildings in Sub-precincts LC1, LC2, LC3 and LC5 incorporate an open verandah that overlooks the road frontage of the site and extends across the front elevation, except where a projecting bay of the building prevents this, of a style compatible with those that predominated between 1850 and 1935. For details of verandah design refer to <i>Figure n</i></p> <p>A1.6 Windows and Doors—In Sub-precinct LC4, the windows and doors contained in any external wall of a building that is visible from the street or other public place, are compatible with the design and type detailed in <i>Figures i</i> and <i>o</i>. The design and placement of windows and doors in visible external walls:</p> <ul style="list-style-type: none"> • emphasises openings that are of vertical proportions • includes a higher ratio of wall area to window or door • is of a style and construction and incorporates materials sympathetic with the building types which predominated between 1850 and 1935 <p>In Sub-precincts LC1, LC2, LC3 and LC5, the windows and doors contained in any external wall of a building above ground storey that is visible from the street or other public place are compatible with the design and type detailed in <i>Figure i</i></p> <p><i>Note: minor variations from the character requirements are possible where it is demonstrated that the variation is reasonable and would not substantially detract from the intent of the design requirements</i></p> <p><i>Major variations are possible where it is an extension or addition to a prior building and the style and character of the building are such that it would be unreasonable to require compliance with the design requirements</i></p>
Site cover	
<p>P2 Buildings must be of a scale and design generally compatible with those of nearby buildings and must contribute positively to the amenity and character of the local area</p>	<p>A2 Site cover in Low Rise Commercial Precincts does not exceed:</p> <ul style="list-style-type: none"> • 50% in the case of development for residential purposes exclusively OR • 75% otherwise <p><i>Note: the calculation of site cover excludes any part of the site covered by projections such as eaves, awnings or balconies</i></p>

5.8 High Rise Commercial Precinct

Performance Criteria	Acceptable Solutions
Podium height	
<p>P1 The height of podiums in the High Rise Commercial Precinct must be appropriate to the precinct’s function and context, and must be consistent with the scale and design of nearby buildings</p>	<p>A1 The podium height of buildings in Sub—precincts HC1 and HC2 is 12m above ground level</p> <p>The podium height in Sub—precincts HC3 and HC4 is 8m above ground level</p> <p>Guidance on how to apply these building forms is provided in <i>Figure p</i></p> <p>Additional podium height may be appropriate where the building form does not result in enclosure or obstruction of outlook for nearby properties taking into account the nature of current and future buildings in the vicinity of the site</p>
Site cover above podium height	
<p>P2 Site cover above maximum podium height must allow for narrow buildings to ensure that building bulk is appropriate, that views are available between towers and that adequate light and air reaches the building and nearby buildings</p>	<p>A2.1 Building site cover above maximum podium height is not more than 30%</p> <p>A2.2 No Acceptable Solution is provided for site cover above maximum podium height for buildings that are solely for non—residential purposes, provided the tower component is no higher than 8m above maximum podium height, and does not extend above a 45° angle, measured from the horizontal around the boundaries of the site at maximum podium height</p> <p>Guidance on how to calculate site cover is provided in <i>Figure p</i></p> <p>Eaves, awnings, screens or the like erected for privacy or shelter, or a tower for lifts or stairs, are not included in the calculation of maximum site cover above podium</p>
Side and rear setbacks above podium height	
<p>P3 Buildings must be well separated from each other to allow light penetration, air circulation and outlook; to ensure windows are not built out by adjoining buildings; and to avoid unsightly expanses of blank walls that result from high rise buildings built to a boundary with the exception of where abutting a future building</p>	<p>A3 The side or rear boundary clearance above maximum podium height in the High Rise Commercial Precinct is 6m. Boundary clearance may be reduced to 3m where a blank wall is proposed to be erected</p> <p>No Acceptable Solution is provided for boundary clearance above maximum podium height where non—residential buildings are erected in accordance with A2.2 of this Section</p> <p><i>Note: exemptions to boundary clearance requirements are:</i></p> <ul style="list-style-type: none"> • eaves, awnings, screens or the like providing privacy or shelter and extending not more than 1.2m into a boundary clearance • columns extending not more than 0.6m into a boundary clearance

Performance Criteria	Acceptable Solutions
Landscaping	
P4 Street trees and landscaping must contribute to the character and amenity of public places	A4 That part of a site within 3m of the following roads is landscaped: <ul style="list-style-type: none"> • Astor Terrace • Bowen Street • Leichhardt Street • Turbot Street • Upper Edward Street (not including the eastern side) • Wharf Street (not including the western side between Astor Terrace and Leichhardt Street) • Wickham Terrace

5.9 Police Barracks Precinct

Performance Criteria	Acceptable Solutions
P1 Proposals within the Police Barracks Precinct must be carried out in a manner that does not prejudice the retention and appearance of the existing buildings including the Police Barracks building and where any new proposal complements the architectural style of those buildings	<p>Sub-precinct (a)</p> <p>A1.1 The existing Police Barracks building is retained</p> <p>A1.2 Gross floor area of any new building does not exceed 1,850m²</p> <p>A1.3 Building height of any new building does not exceed 9m above ground level</p> <p>A1.4 Access ways and vehicle servicing are provided for any code assessable use within the adjoining sub-precincts</p> <p>Sub-precinct (b)</p> <p>A1.5 The existing building is retained</p> <p>A1.6 Gross floor area including the existing building does not exceed 1,080m²</p> <p>Sub-precinct (c)</p> <p>A1.7 Gross floor area of any new building does not exceed 13,210m²</p> <p>A1.8 Building height of any new building does not exceed 5 storeys and 17.5m above ground level</p> <p>A1.9 Access ways and vehicle servicing are provided for any code assessable use within the adjoining sub-precincts</p> <p>Sub-precinct (d)</p> <p>A1.10 The existing building is retained</p> <p>A1.11 Gross floor area including the existing building does not exceed 360m²</p>

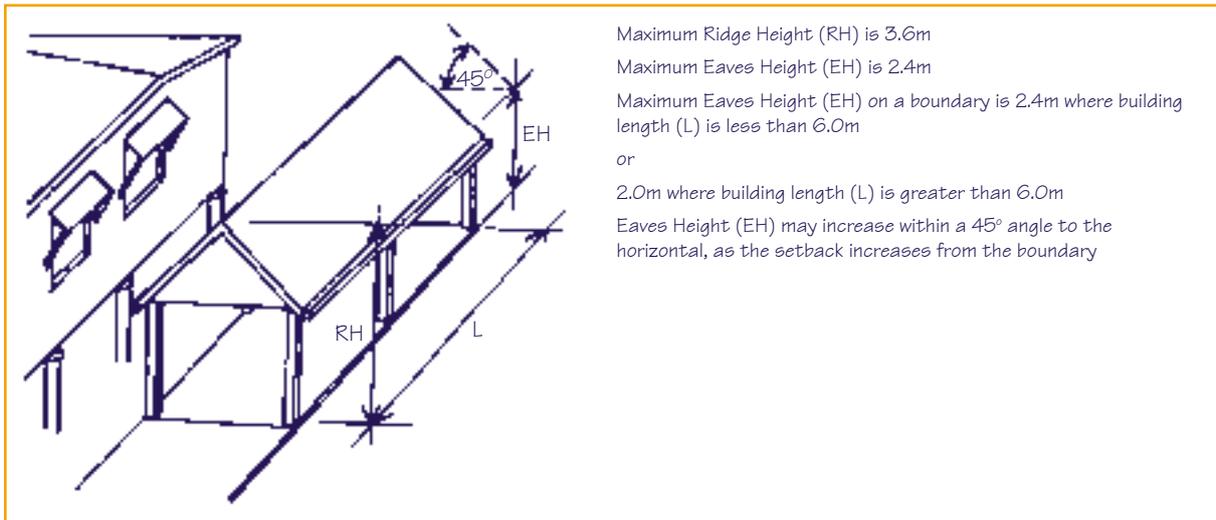


Figure a Ancillary building height and length

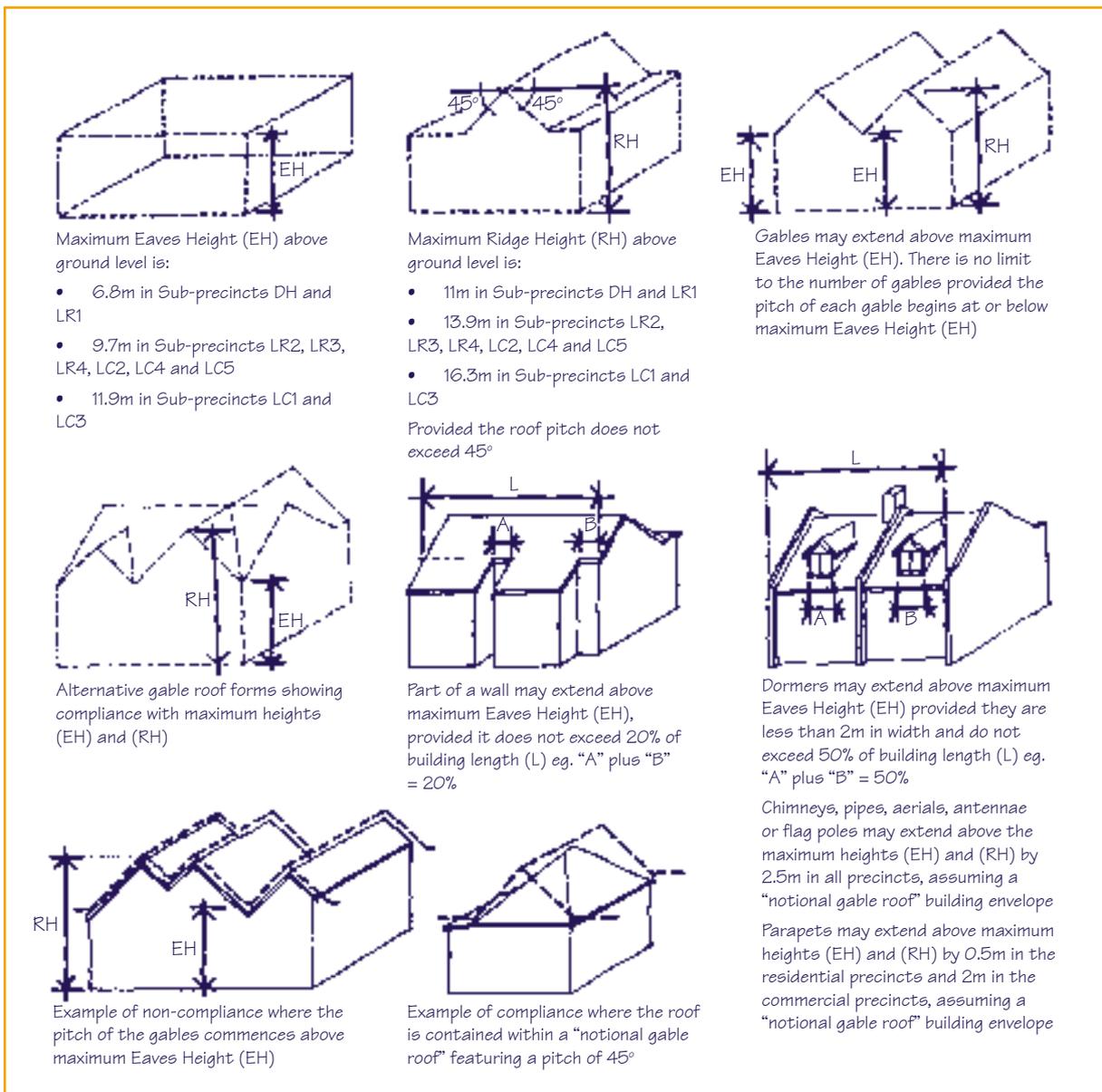


Figure b Code Assessable building height and roof pitching

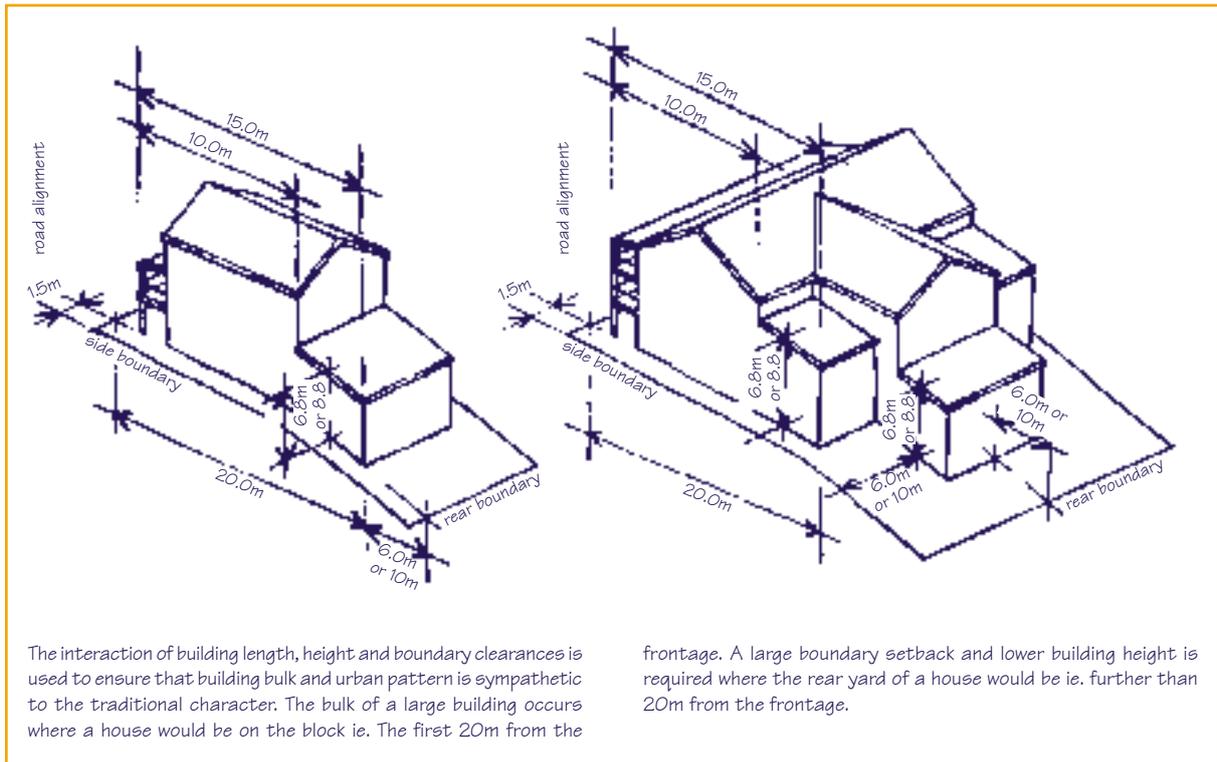


Figure c Building Length and Boundary Clearances

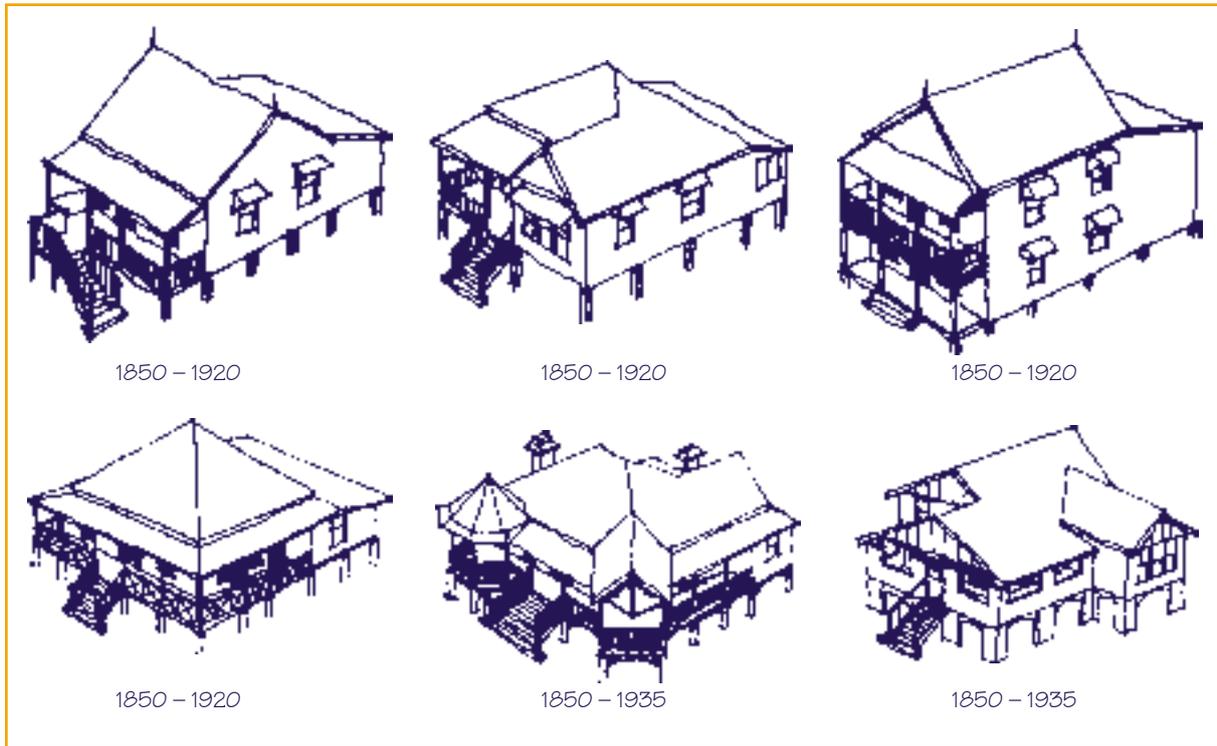


Figure d Typical houses 1850 to 1935

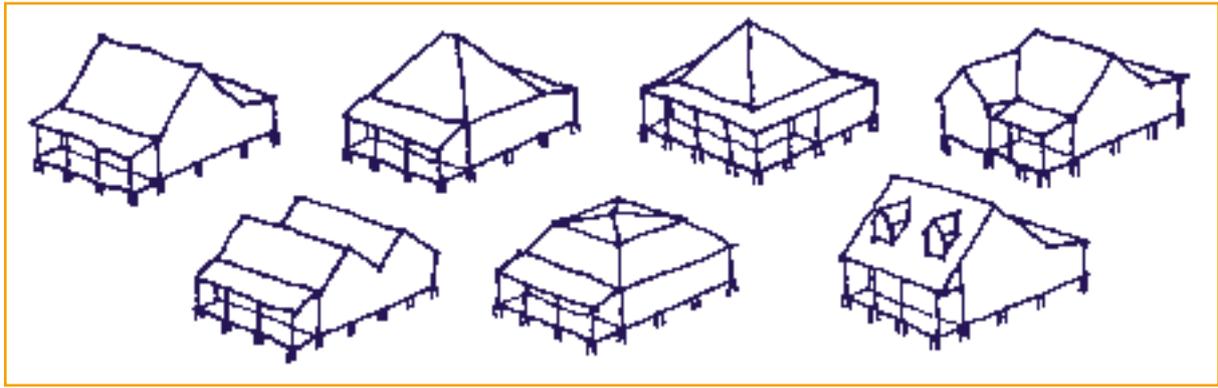


Figure e Appropriate roof types

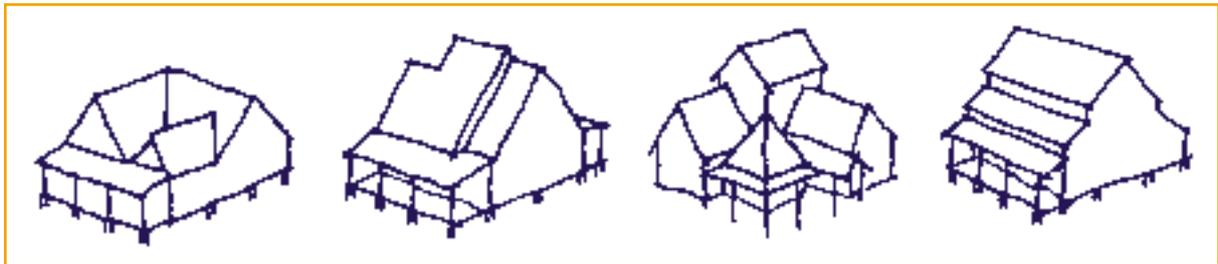


Figure f Compatible roof types

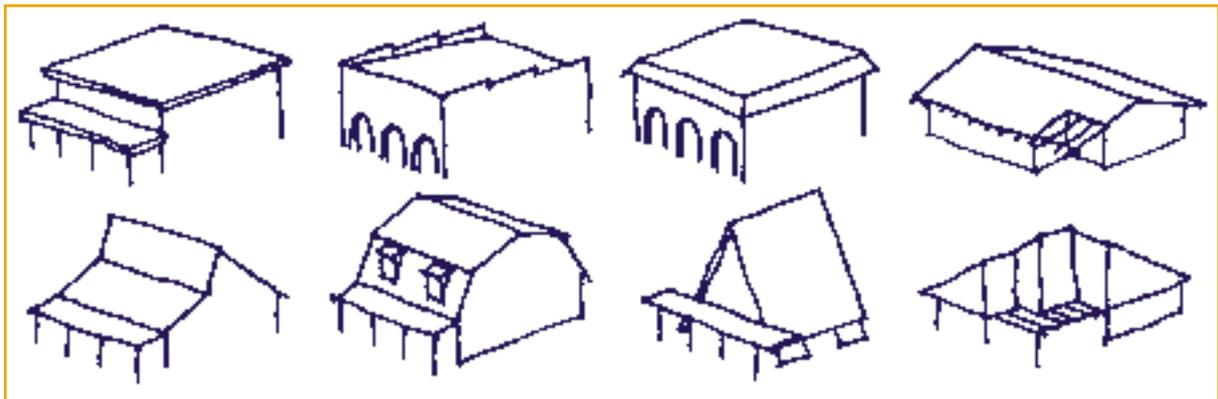


Figure g Inappropriate roof types



Figure h Typical roof detailing



Figure i Variety of windows and doors 1850–1920



Figure j Variety of verandahs 1850–1920



Figure k Appropriate and inappropriate enclosure of verandahs

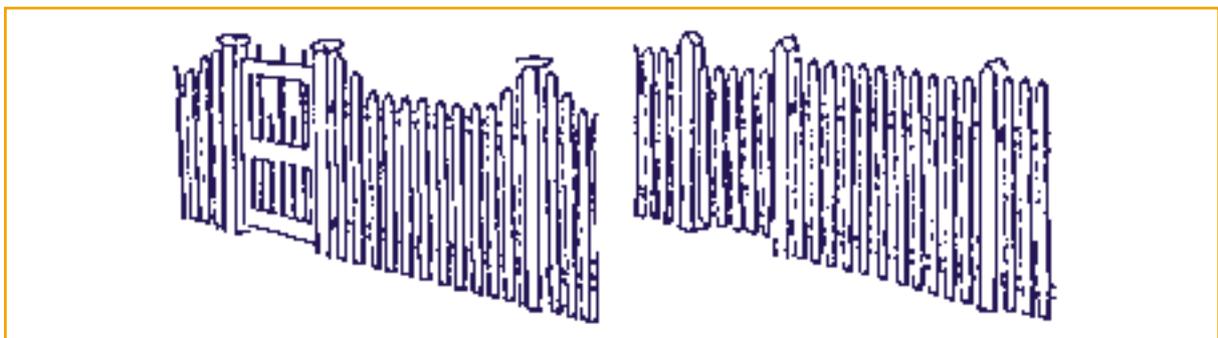


Figure l Typical fences

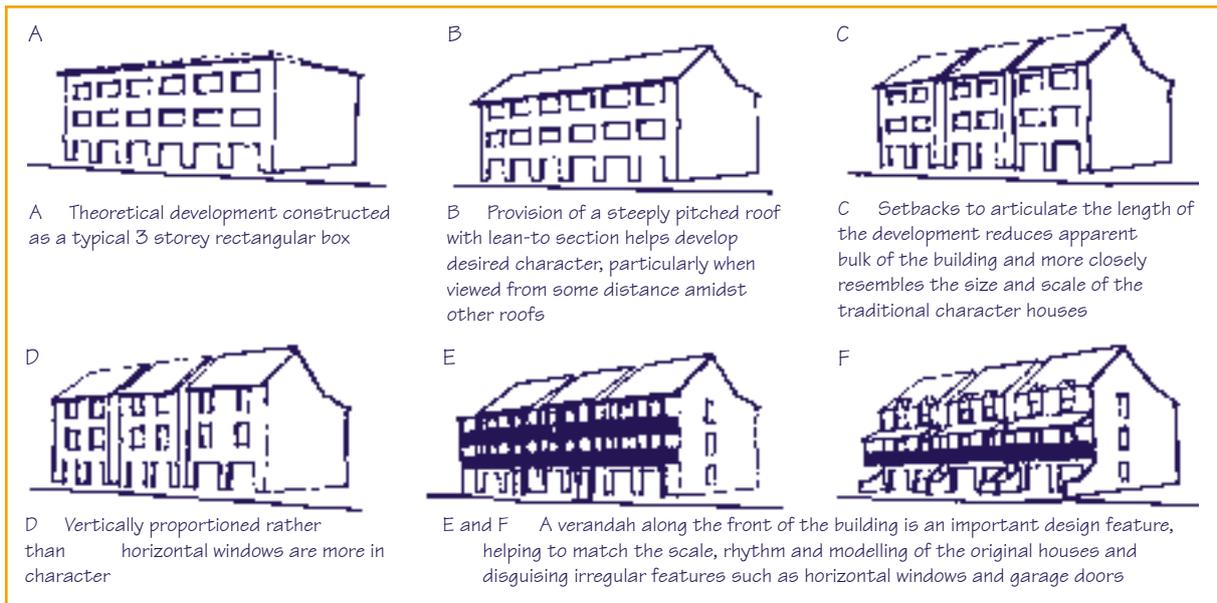


Figure m Design elements

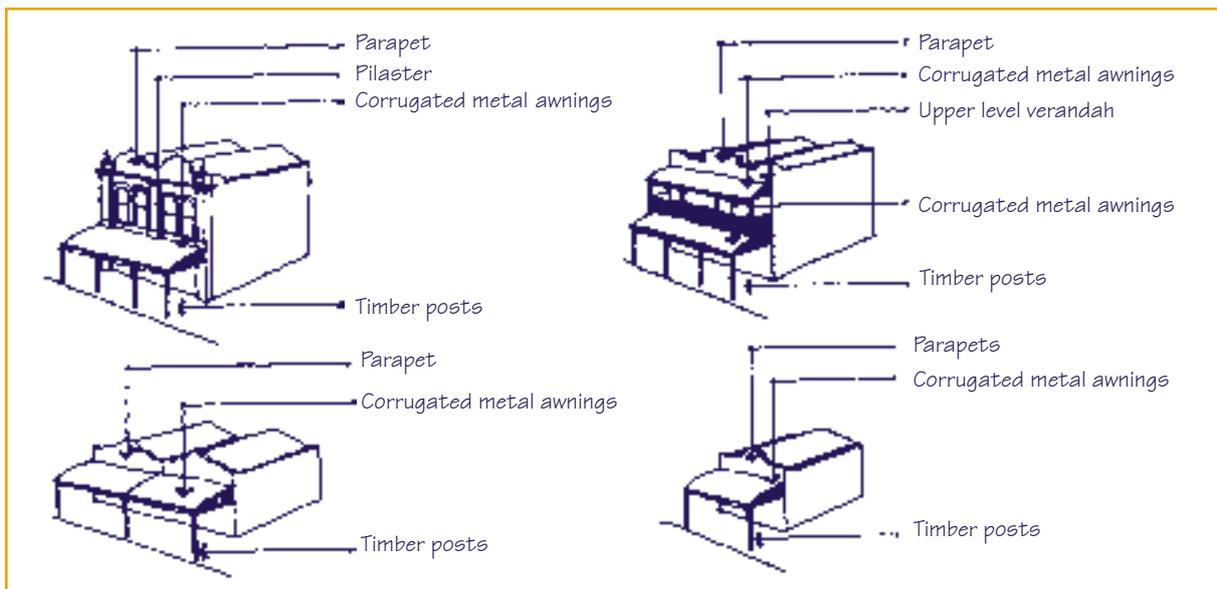


Figure n Typical buildings in commercial areas 1850–1920

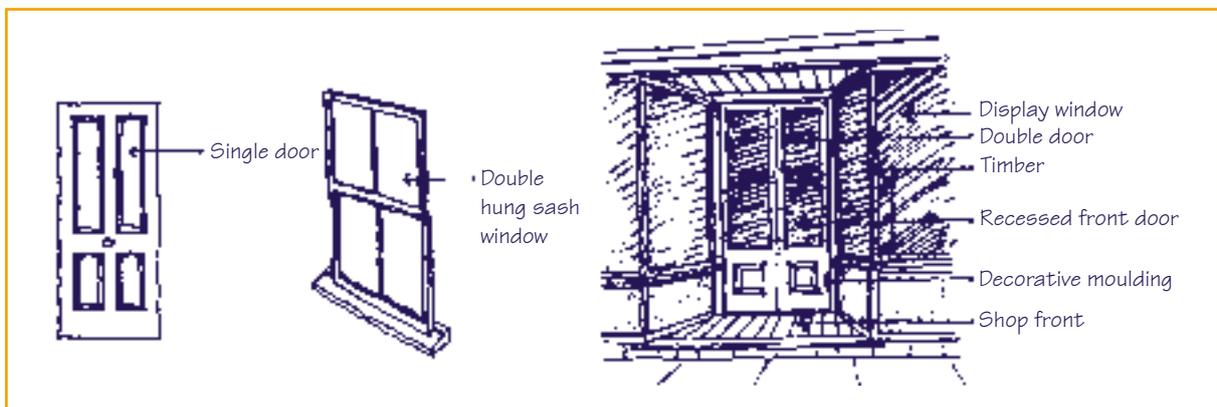


Figure o Typical detailing of early buildings in commercial areas

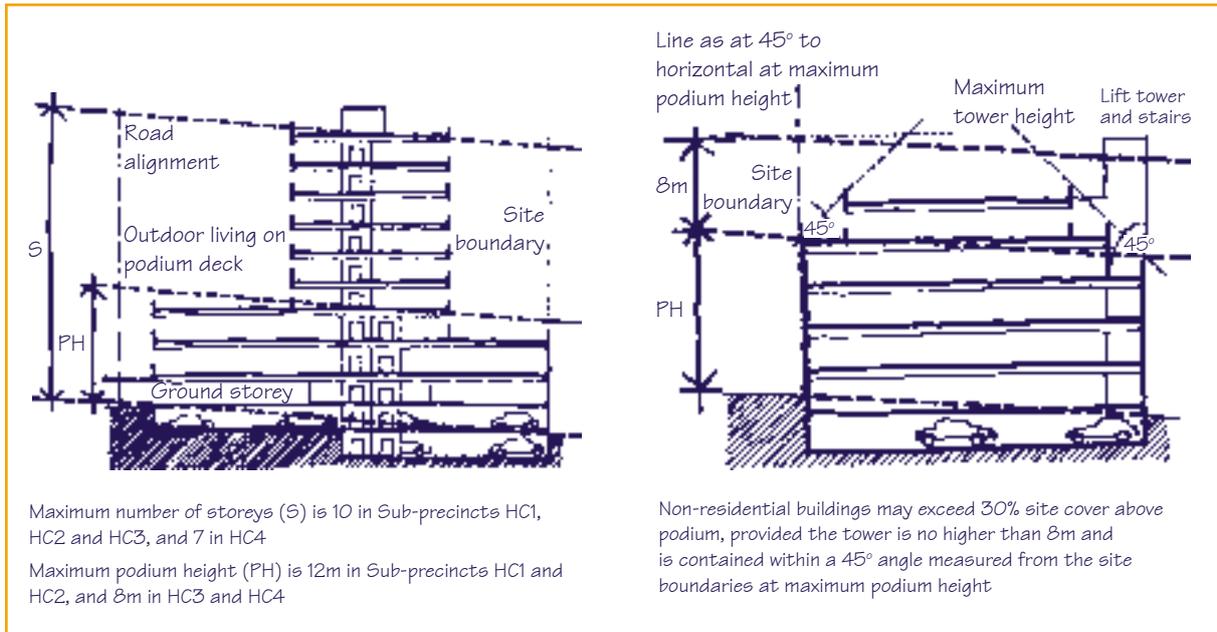
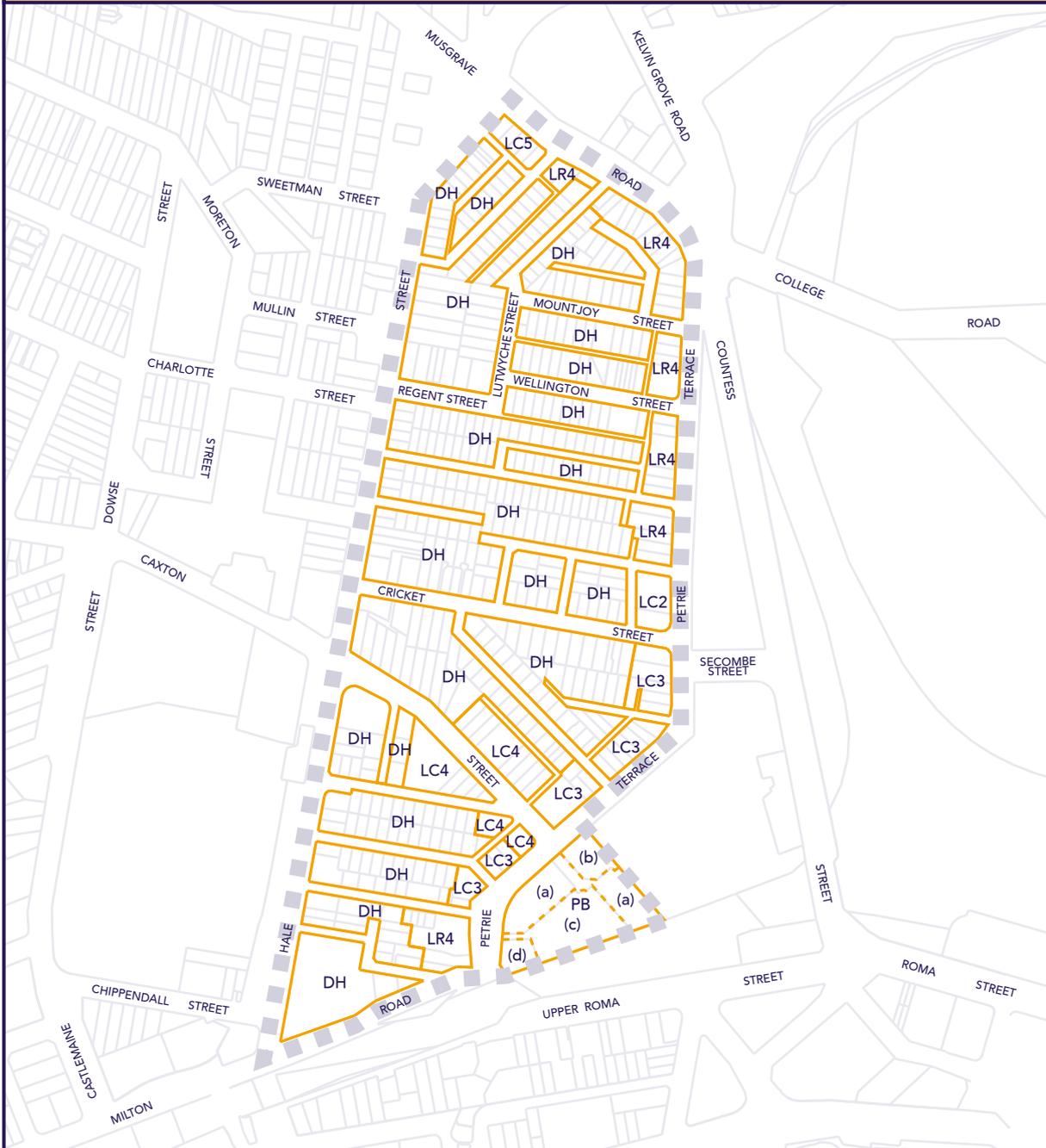


Figure p Podium height and site cover above podium

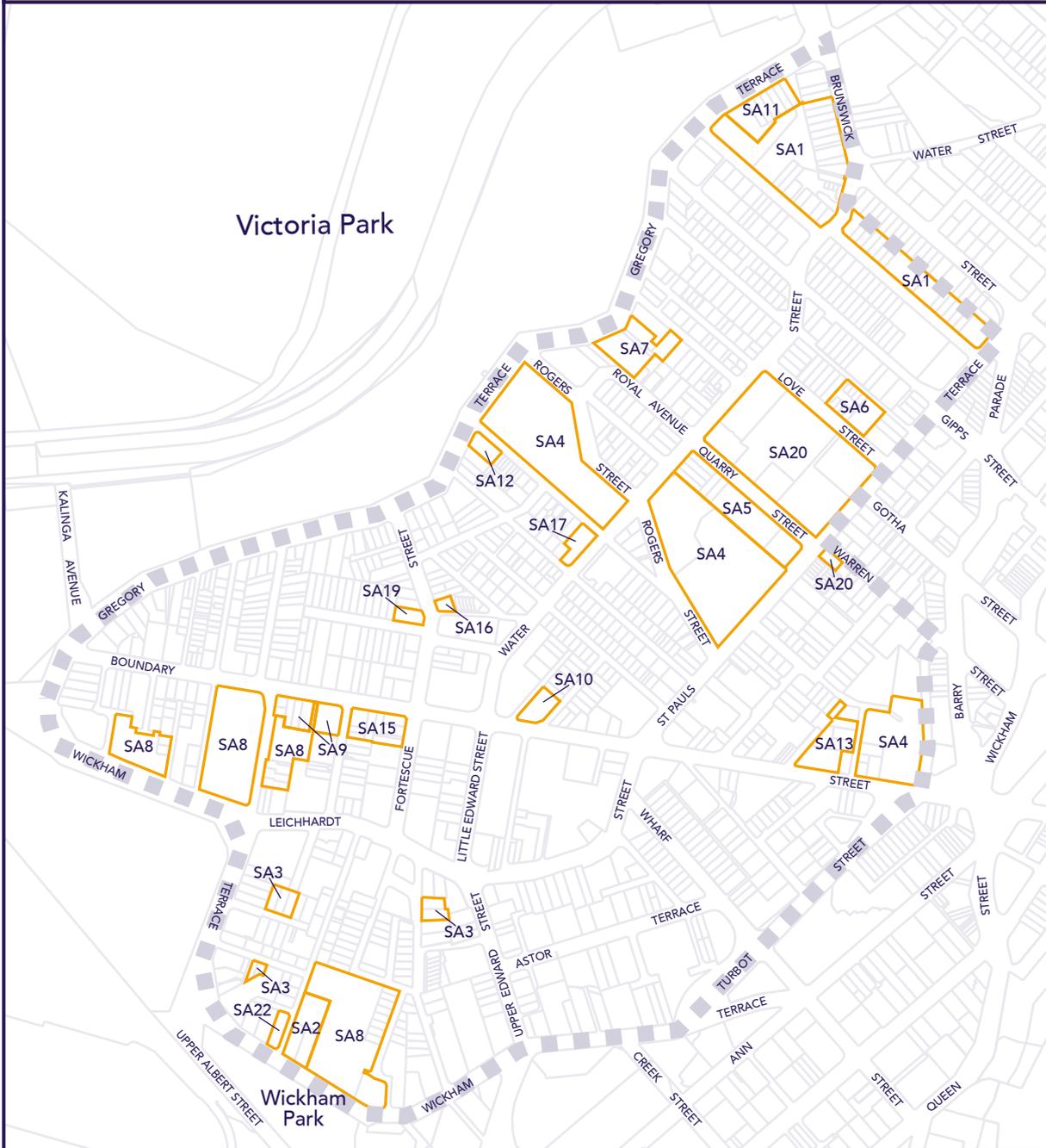
Map B: Petrie Terrace Precincts



- | | | | |
|---------|-------------------------|----|--------------------------------|
| ■ ■ ■ | Local Plan boundary | DH | Detached House Precinct |
| — | Precinct boundary | LR | Low-rise Residential Precinct |
| - - - - | Sub-precinct boundary | HR | High-rise Residential Precinct |
| (a) | Sub-precinct identifier | LC | Low-rise Commercial Precinct |
| | | HC | High-rise Commercial Precinct |
| | | PB | Police Barracks Precinct |



Map C: Spring Hill Special Areas



- ■ ■ Local Plan boundary
- Special Area boundary
- SA1 Special Area identifier



Map D: Petrie Terrace Special Areas



- Local Plan boundary
- Special Area boundary
- SA1 Special Area identifier

